



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 9, 2022 REPORT NO. HO-22-051

HEARING DATE: November 16, 2022

SUBJECT: Gateway Cannabis Outlet CUP, Process Three Decision

PROJECT NUMBER: [PRJ-1067659](#)

OWNER/APPLICANT: Gateway SMP LLC, Owner and Prime Harvest LLC (Duane Alexander), Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the operation of a 2,996-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building located at 995 Gateway Center Way within the Southeastern San Diego Community Plan area?

Staff Recommendation:

1. Approve Conditional Use Permit No. PMT-3172940.

Community Planning Group Recommendation: At the time this report went to print, the project had not yet gone before the full Southeastern San Diego Community Planning Group. The project will go before that group on November 14, 2022, and staff will be prepared to discuss the outcome of that meeting at the hearing for this item.

Environmental Review: This project is within the scope of Negative Declaration 660383, adopted on August 18, 2021. This document adequately describes the activity for the purposes of CEQA. No further environmental review is required.

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), which allowed 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 July 30, 2020, the City Council approved Ordinance [O-21163](#), which replaced the word "marijuana" with

“cannabis”, to reflect consistency with the State of California cannabis regulations. Therefore, Marijuana Outlet was renamed to Cannabis Outlet (CO).

Per A CO may be allowed with the approval of a Process Three Conditional Use Permit (CUP) pursuant to [SDMC section 126.0303](#) when allowed as a conditional use in the underlying zone. COs may sell both medicinal and retail cannabis/cannabis products subject to State licensing requirements as defined in California Business and Professions Code section 26001. 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 in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9. If approved by the Hearing Officer, the proposed project would be the fourth Cannabis Outlet CUP approved within CD 9 and the 28th within the City and would bring forward another new business in San Diego’s emerging cannabis industry.

DISCUSSION

Project Description:

Project Location:	995 Gateway Center Way (Suites 107/108)
Project Scope:	Conditional Use Permit (CUP) to allow the operation of 2,996-square-foot Cannabis Outlet (CO) in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building.
Lot Size:	4.10 acres
Zoning:	IL-3-1 (Industrial Light)
Land Use Plan Designations:	General Plan: Industrial Employment Community Plan: Business Park
Overlays:	Airport Influence Area (SDIA Lindbergh Field – Review Area 1), FAA Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone

The site is currently improved with a three-story commercial building constructed in 1989 (Attachment 3). The existing uses of the proposed tenant spaces are offices; other existing uses on site include medical, research, and professional offices; surrounding uses include a Costco Warehouse retail, medical clinics, and light industrial businesses.

Operation of the CO will include the retail sale of cannabis/cannabis products. The proposed tenant improvements will comply with the California Building Code, Plumbing Code, Mechanical Code,

Electrical Code, Fire Code and all adopted referenced standards in effect at the time the building permit is issued, and will be reviewed for conformance during the construction permit application phase prior to issuance of a change of use/certificate of occupancy. Required landscape improvements as shown on the proposed plans must also comply with landscape regulations and will be included in the building permit scope of work.

The project is required to provide 15 parking spaces for the CO use and maintain a minimum of 155 off-street parking spaces for all uses on the premises, totaling 170 parking spaces required at the site. The project proposes to reconfigure the existing 166-space parking lot to provide 170 spaces, meeting this requirement. Public improvements include the replacement of the two existing driveways and the installation of two 24-foot wide City standard driveways, located adjacent to the site on Gateway Center Way, as well as the reconstruction of sidewalk with standard concrete sidewalk along the property frontage on Gateway Center Way, to the satisfaction of the City Engineer.

General Plan and Community Plan Consistency:

The project site is within the Industrial Employment land use category per the Land Use and Street System Map (Figure LU-2) of the General Plan. The IL-3-1 zone allows a mix of light industrial, office, and commercial uses. Pursuant to SDMC section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zones. The Southeastern San Diego Community Plan (Community Plan) designates the site as Business Park within the Commercial, Employment and Industrial land use classification. The Business Park designation represents employment-generating uses that will both create jobs and a pleasant and safe streetscape environment. Intended uses include office, research and development, and light manufacturing; storage and distribution are discouraged to minimize truck traffic. Limited retail is allowed to augment commercial uses and serve nearby residential areas but is not intended as a primary use. The proposed CO is classified as retail sales use category, and will be one of the 12 tenants in the commercial building, occupying 7% of the entire premises; therefore, it will not be the primary use of the premises.

The proposed CO is allowed in the IL-3-1 zone with a CUP pursuant to SDMC sections 131.0622 and 141.0504. The proposed project will promote the policies of the General Plan and the Community Plan because the CO will supply jobs and encourage/facilitate commerce within the San Diego region. Therefore, the proposed CO is a compatible use at this location with a CUP and it is consistent with Community Plan land use policies.

Separation Requirements:

The SDMC allows the operation of CO in certain zones of the City and outlines their operational requirements. A CO is allowed in the IL-3-1 Zone with a CUP and is subject to minimum separation requirements between specified uses pursuant to SDMC Section 141.0504(a), which requires a 1,000-foot separation from resource and population-based city parks, other COs, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. City staff reviewed the 100/1,000-foot radius map and spreadsheet (Attachment 6) submitted by the applicant identifying all the

existing surrounding uses and determined that the proposed CO complies with the minimum separation requirements between uses. See analysis below:

Iglesia Del Nazareno, 3535 Market Street: a church as defined in [SDMC section 113.0103](#), Iglesia Del Nazareno is within the 1,000-radius of the proposed CO. This church is approximately 854 feet from the project site measured property line to property line. The proposed CO is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered a natural topographic barrier that impedes direct access to the proposed Cannabis Outlet (Attachment 7). 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 church from the proposed Cannabis Outlet would be greater than 1,500 feet. Therefore, the proposed project complies with the minimum separation requirements.

Dennis V. Allen Neighborhood Park, 800 Boundary Street: This is a population-based city park as defined in the [Recreation Element](#) of the City of San Diego General Plan. It was surveyed at 1,014 feet from the project site, measured horizontally in a straight line between the two closest points of property line to property line pursuant to [SDMC section 113.0225](#) (Attachment 7). Therefore, the proposed CO complies with the minimum separation requirements.

Mount Hope Cemetery, 3751 Market Street: Although shown as a “resource-based park” on page 19 of the City’s [Parks Master Plan](#) (PMP), this cemetery is not a City park; and Park Planning Staff have acknowledged that this represents a mapping error in the PMP. Mount Hope Cemetery does not meet the PMP’s definition of a “Resource-Based Regional Park” as shown on page 21 of the document, which is “Areas of habitat and resource protection, with compatible recreation”. The PMP designates areas such as Mission Bay, Balboa Park, Liberty Station Park, Presidio Park, Chicano Park, and Torrey Pines Golf Course as resource-based parks.

Conversely, other cemeteries such as the El Camino Memorial Park (5600 Carroll Canyon Road), Holy Cross Cemetery (4470 Hilltop Drive), Mount Olivet Cemetery (2127 Iris Avenue), and Miramar National Cemetery (5795 Nobel Drive) are not shown as resource-based parks in the PMP. The intent to define Mount Hope in particular, or cemeteries in general, as resource-based parks is not addressed in the PMP. However, it can be argued that the proposed Cannabis Outlet must be at least 1,000 feet from Mount Hope until such time as the error in the PMP map can be corrected.

Staff has determined that the proposed Cannabis Outlet meets the required separation distance due to topography as allowed by the Municipal Code. The proposed outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high. This hillside is considered a natural topographic barrier that impedes direct access to the proposed Cannabis Outlet from Mount Hope Cemetery. Pursuant to [SDMC 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers that would impede direct

physical access between the uses can be taken into consideration. The shortest resulting walking distance is over 1,500 feet.

Operational and Security Requirements:

The proposed CO 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. These conditions include:

1. Prohibition of consultation by medical professionals on-site;
2. Prohibition of the use of specified vending machines except by a responsible person (as defined by [SDMC section 42.1502](#) and [Section 11.0210](#));
3. Provision of interior and exterior lighting, operable cameras, alarms, and security guard;
4. 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, and removal of graffiti within 24 hours;
5. Restriction of signage to business name, two-color signs, and alphabetic characters;
6. Signage advertising cannabis may not be visible from the public right-of-way.

Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

In addition to the Municipal Code requirements listed above, state law:

1. Prohibits the sale of cannabis to minors (18 and up for medicinal cannabis, 21 and up for recreational);
2. Requires strict testing and labelling of products

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the IL-3-1 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) and draft conditions of approval (Attachment 5) to support the proposed development. Staff is recommending the Hearing Officer APPROVE Conditional Use Permit No. PMT-3172940.

ALTERNATIVES

1. APPROVE CUP No. 3172940 with modifications.
2. DENY CUP No. 3172940 if the findings required to approve the project cannot be affirmed.

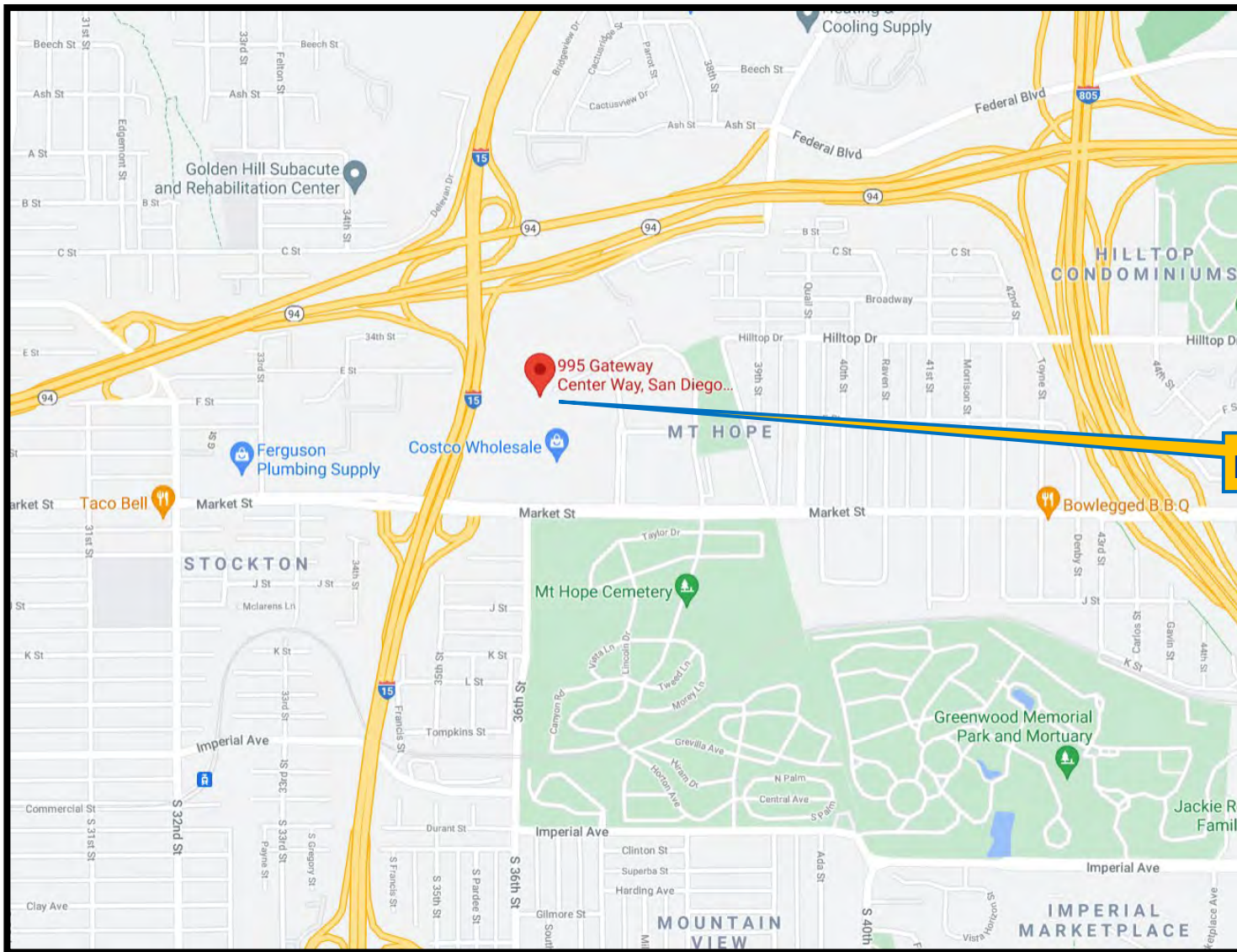
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Travis Cleveland", written in black ink over a horizontal line.

Travis Cleveland, Development Project Manager

Attachments:

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 Radius Map and Spreadsheet
7. Separation Exhibits (Iglesia Del Nazareno, Dennis V. Allen Park, and Mount Hope Cemetery)
8. Ownership Disclosure Statement
9. Project Plans



Project Site



Project Location Map

Gateway Cannabis Outlet CUP / 995 Gateway Center Way
PROJECT NO. PRJ-1067659

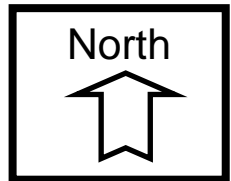
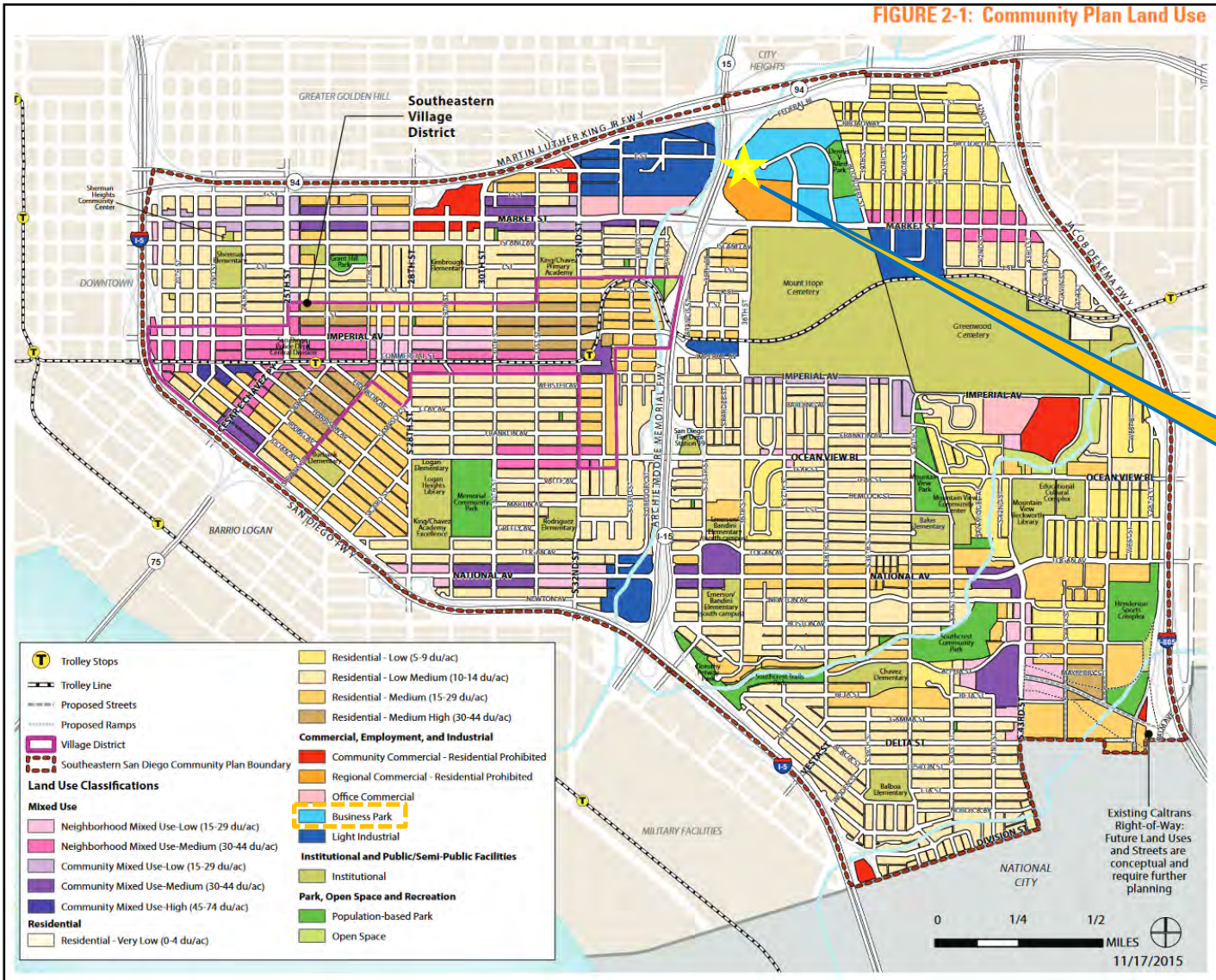
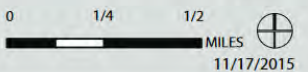


FIGURE 2-1: Community Plan Land Use



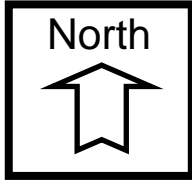
Project Site

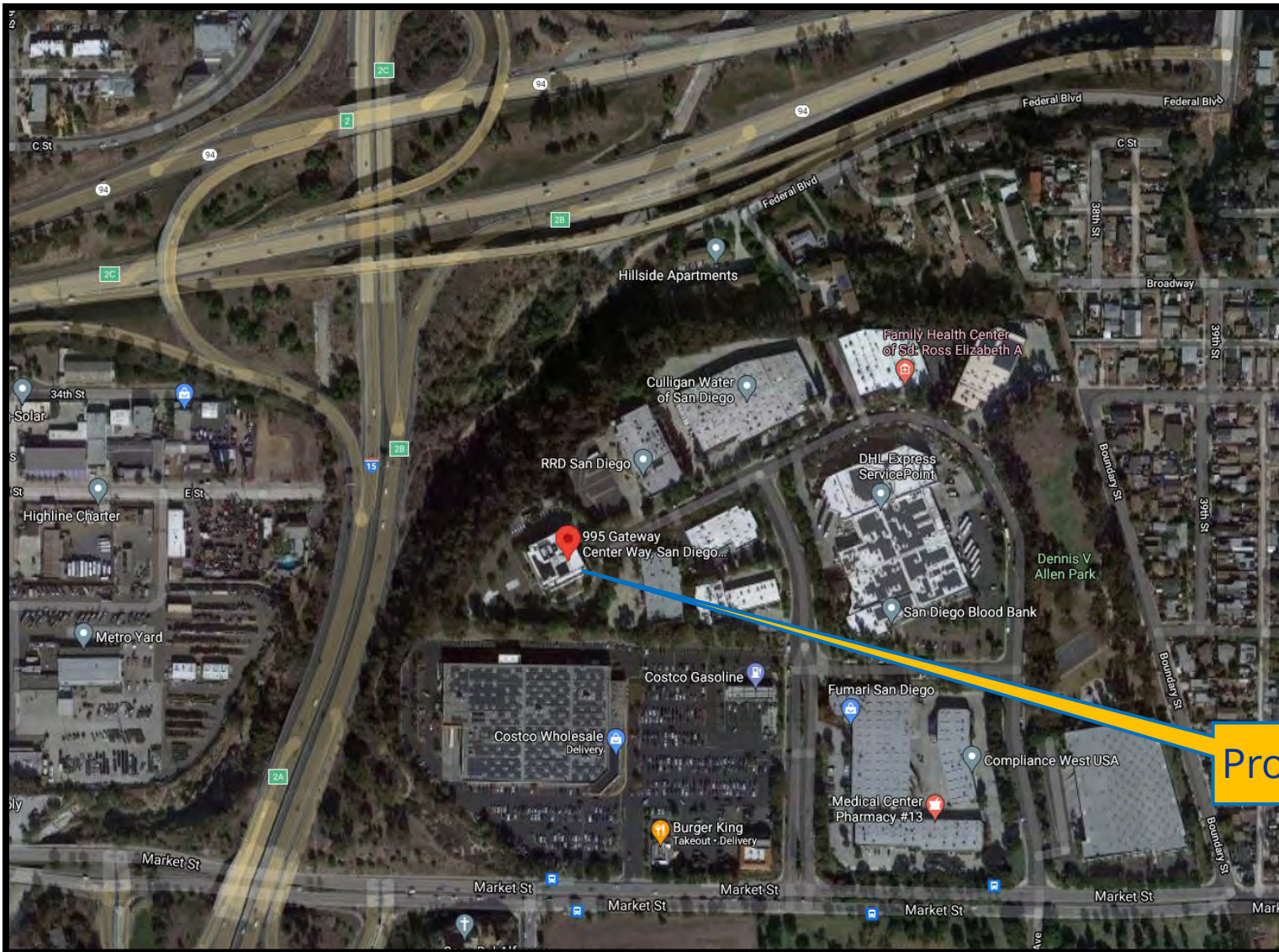
Existing Caltrans Right-of-Way: Future Land Uses and Streets are conceptual and require further planning



Community Plan Land Use Map

Gateway Cannabis Outlet CUP / 995 Gateway Center Way
PROJECT NO. PRJ-1067659



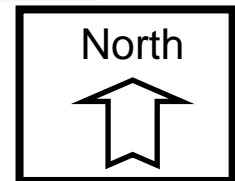


Project Site



Aerial Photo

Gateway Cannabis Outlet CUP / 995 Gateway Center Way
PROJECT NO. PRJ-1067659



HEARING OFFICER
RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 3172940
GATEWAY CANNABIS OUTLET CUP - PROJECT NO. PRJ-1067659

WHEREAS, GATEWAY SMP LLC, a California Limited Liability Company, Owner, and PRIME HARVEST LLC, a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to allow the operation of a 2,996-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-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. 3172940), on portions of a 4.10-acre site; and

WHEREAS, the project site is located at 995 Gateway Center Way in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field – Review Area 1), FAA Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area; and

WHEREAS, the project site is legally described as Lots 19 and 20 of Gateway Center East Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11512, filed in the Office of the County Recorder of San Diego County, May 14, 1986; and

WHEREAS, on November 16, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 3172940 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. 3172940:

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 2,996-square-foot Cannabis Outlet (CO) in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building located at 995 Gateway Center Way (Attachment 1). The 4.10-acre site is in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field – Review Area 1), FAA Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area

The project site is within the Industrial Employment land use category per the Land Use and Street System Map (Figure LU-2) of the General Plan. The IL-3-1 zone allows a mix of light industrial, office, and commercial uses. Pursuant to SDMC section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zones. The Southeastern San Diego Community Plan (Community Plan) designates the site as Business Park within the Commercial, Employment and Industrial land use classification. The Business Park designation represents employment-generating uses that will both create jobs and a pleasant and safe streetscape environment. Intended uses include office, research and development, and light manufacturing; storage and distribution are discouraged to minimize truck traffic. Limited retail is allowed to augment commercial uses and serve nearby residential areas but is not intended as a primary use. The proposed CO is classified as retail sales use category, and will be one of the 12 tenants in the commercial building, occupying 7% of the entire premises; therefore, it will not be the primary use of the premises.

The proposed Cannabis Outlet is allowed in the IL-3-1 zone with a CUP pursuant to SDMC sections 131.0622 and 141.0504. 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 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, lobby, cannabis retail sales floor, employee break room, manager's office, janitor's closet, restrooms, storage room, express room, vault/fulfillment room, product transfer corridor, and vendor receiving area. 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.

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 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.

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 in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, one additional Cannabis Outlet may be approved in Council District 9. 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, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, 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 lots or premises.

Public improvements include the removal of the two existing driveways and the installation of two 24-foot wide City standard driveways, providing for accessible pathways for pedestrians adjacent to the site on Gateway Center Way, as well as the reconstruction of sidewalk with standard concrete sidewalk, to the satisfaction of the City Engineer.

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. 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.

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 project is within the scope of Negative Declaration 660383, adopted on August 18, 2021, which determined that the project would not have a significant effect on the environment. Based on the above analysis, the proposed development would 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 proposes to operate a 2,996-square-foot Cannabis Outlet within an existing 42,530-square-foot commercial building, located at 995 Gateway Center Way. The project proposes interior improvements to an existing tenant space, including entry/exit areas, waiting areas, lobby, cannabis retail sales floor, employee break room, manager's office, janitor's closet, restrooms, storage room, express room, vault/fulfillment room, product transfer corridor, vendor receiving area. Building improvements 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.

The project is required to provide 15 parking spaces for the Cannabis Outlet use and maintain a minimum of 155 off-street parking for all uses on the premises, totaling 170 parking spaces required at the site. The project proposes to reconfigure the existing parking lot to satisfy this requirement.

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 in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9. 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, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, 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 lots or premises.

Iglesia Del Nazareno, 3535 Market Street: a church as defined in SDMC section 113.0103, Iglesia Del Nazareno is within the 1,000-radius of the proposed CO. This church is

approximately 854 feet from the project site measured property line to property line. The proposed CO is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered a natural topographic barrier that impedes direct access to the proposed Cannabis Outlet (Attachment 7). 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 church from the proposed Cannabis Outlet would be greater than 1,500 feet. Therefore, the proposed project complies with the minimum separation requirements.

Dennis V. Allen Neighborhood Park, 800 Boundary Street: This is a population-based city park as defined in the Recreation Element of the City of San Diego General Plan. It was surveyed at 1,014 feet from the project site, measured horizontally in a straight line between the two closest points of property line to property line pursuant to SDMC section 113.0225 (Attachment 7). Therefore, the proposed CO complies with the minimum separation requirements.

Mount Hope Cemetery, 3751 Market Street: Although it is shown as a “resource-based park” on page 19 of the City’s Parks Master Plan (PMP), this cemetery is not a City park; and Park Planning Staff have acknowledged that this represents a mapping error in the PMP. Mount Hope Cemetery does not meet the PMP’s definition of a “Resource-Based Regional Park” as shown on page 21 of the document, which is “Areas of habitat and resource protection, with compatible recreation”. The PMP designates areas such as Mission Bay, Balboa Park, Liberty Station Park, Presidio Park, Chicano Park, and Torrey Pines Golf Course as resource-based parks.

Conversely, other cemeteries such as the El Camino Memorial Park (5600 Carroll Canyon Road), Holy Cross Cemetery (4470 Hilltop Drive), Mount Olivet Cemetery (2127 Iris Avenue), and Miramar National Cemetery (5795 Nobel Drive) are not shown as resource-based parks in the PMP. The intent to define Mount Hope in particular, or cemeteries in general, as resource-based parks is not addressed in the PMP. However, it can be argued that the proposed Cannabis Outlet must be at least 1,000 feet from Mount Hope until such time as the error in the PMP map can be corrected. Therefore, the below analysis treats it as a park.

The proposed cannabis outlet meets the required separation distance to Mount Hope Cemetery due to topography as allowed by the Municipal Code. The proposed outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high. This hillside is considered a natural topographic barrier that impedes direct access to the proposed Cannabis Outlet. Pursuant to SDMC 113.0225(c), when measuring distance between uses, natural topographical barriers that would impede direct physical access between the uses can be taken into consideration. The shortest resulting walking distance is over 1,500 feet.

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 variances 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.

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 in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9.

Council District 9 contains very few parcels of land that are zoned to allow Cannabis Outlets. The project site and immediate area generally bounded by Interstate 15, Market Street, and Gateway Center Way may be the only available space left in District 9. It would be difficult to achieve the Municipal Code's number of four cannabis outlets allowed per Council District if a cannabis outlet is not able to locate in this area.

The site is currently improved with a three-story commercial building constructed in 1989. The existing uses of the proposed tenant spaces are offices; other existing uses on site include medical, research, and professional offices; surrounding uses include retail, medical clinics, and light industrial businesses.

Finding #A.1 above, hereinafter incorporated by reference, describes how the project meets the land use and employment goals of both the General and Community plans.

Finding #A.2 above, hereinafter incorporated by reference, describes how the project will contain several operational restrictions that ensure the public health, safety, and welfare.

Finding #A.3 above, hereinafter incorporated by reference, describes how the project meets the requirements of the IL-3-1 zone and the required operational conditions and separation distances of SDMC sections 141.0504 and 113.0225.

The proposed Cannabis Outlet is consistent with the underlying IL-3-1 Zone and Community Plan land use designation and objectives of encouraging a range of commercial goods and services, and with a CUP, is a compatible use with the surrounding development. 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 these findings adopted by the Hearing Officer, Conditional Use Permit No. 3172940 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. 3172940, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: November 16, 2022

IO No.: 24009343

DRAFT

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: 24009343

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3172940
GATEWAY CANNABIS OUTLET CUP - PROJECT NO. PRJ-1067659
HEARING OFFICER

This Conditional Use Permit No. 3172940 ("Permit") is granted by the Hearing Officer of the City of San Diego to Gateway SMP LLC, a California Limited Liability Company, Owner, and Prime Harvest LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 4.10-acre site is located at 995 Gateway Center Way in the IL-3-1 Zone, the Airport Influence Area (SDIA Lindbergh Field – Review Area 1), the FAA Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), the Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), the Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and the Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area. The project site is legally described as:

LOTS 19 AND 20 OF GATEWAY CENTER EAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11512, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 14, 1986.

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 November 16, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of a 2,996-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

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

STANDARD REQUIREMENTS:

1. **Utilization date:** This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This Conditional Use Permit (CUP) must be utilized by December 1, 2025.

2. **Expiration Date:** This Conditional Use Permit (CUP) and corresponding use of this site shall expire on November 16, 2027.

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

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

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

4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

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 construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for any landscape and irrigation located within the City's Right-Of-Way, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new City standard driveway, Gateway Center Way, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in

accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

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

19. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)6.

20. The Brush Management Program shall consist of a standard Zone One of 35-ft. in width, and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC 142.0412.

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind, and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

24. 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.

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

26. Signage: 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. No marketing or advertising for cannabis or cannabis products shall be displayed visible from the public right-of-way. All cannabis licensees, and any person acting on behalf of a licensee, must comply with the State of California statutes and regulations governing commercial cannabis advertising and/or promoting.

27. 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.

28. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

29. 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.

30. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.

31. Deliveries shall be permitted as an accessory use only from the cannabis outlet with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.

32. 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.

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

34. Consultations by medical professionals shall not be a permitted accessory use at the cannabis outlet.

TRANSPORTATION REQUIREMENTS:

35. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with

requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

36. The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measures:

- a. Provide one on-site bicycle repair station in the location shown in Exhibit A.
- b. Provide short-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements. The project is required to have 2 short-term bicycle parking spaces. Additional short-term bicycle spaces are being provided in excess of the minimum requirement. Three short-term spaces (1 additional for VMT Reduction Measures) are being proposed and their location is shown in Exhibit A.
- c. Provide long-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements. The project is required to have 1 long-term bicycle parking space. Additional long-term bicycle spaces (lockers) are being provided in excess of the minimum requirement. Four long-term bicycle parking spaces (3 additional for VMT Reduction Measures) are being proposed and their location is shown in Exhibit A.

These improvements shall be completed and operational prior to first occupancy.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 16, 2022 and Resolution Number XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 3172940
Date of Approval: November 16, 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.

Gateway SMP LLC
A California Limited Liability Company
Owner

By _____
NAME
TITLE

Prime Harvest, LLC
A California Limited Liability Company
Permittee

By _____
NAME
TITLE

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

NOTICE

The Parcels that have no site addresses on the Summary Of Owners List & 100/1000-FOOT RADIUS MAP SPREADSHEET may be unimproved/vacant property or a public agency.

SUMMARY OF OWNERS

#	PARCEL NUMBER	OWNER NAME	SITE ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS	CITY	STATE	ZIP	USE DESCRIPTION
1	545-071-08-00		875 34TH STREET L L C	SAN DIEGO	CA	92102	875 34TH ST	SAN DIEGO	CA	92102	VACANT
2	545-071-09-00		875 34TH STREET L L C	SAN DIEGO	CA	92102	875 34TH ST	SAN DIEGO	CA	92102	VACANT
3	545-071-10-00	NORBY MICHAEL J	3433 PICKWICK ST	SAN DIEGO	CA	92102	3960 W POINT LOMA BLVD #H368	SAN DIEGO	CA	92110	INDUSTRIAL
4	545-071-11-00	NORBY MICHAEL J	3443 PICKWICK AVE	SAN DIEGO	CA	92102	3960 W POINT LOMA BLVD #H-368	SAN DIEGO	CA	92110	INDUSTRIAL
5	545-071-12-00	ROSS REVOCABLE TRUST 09-19-07	3451 PICKWICK AVE	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	INDUSTRIAL
6	545-071-13-00	ROSS REVOCABLE TRUST 09-19-07	PICKWICK AVE	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	INDUSTRIAL
7	545-071-14-00	SAN DIEGO AIR FREIGHT SERVICES INC	3471 PICKWICK ST	SAN DIEGO	CA	92102	3471 PICKWICK ST	SAN DIEGO	CA	92102	INDUSTRIAL
8	545-071-15-00		875 34TH STREET LLC	SAN DIEGO	CA	92102	875 34TH ST	SAN DIEGO	CA	92102	INDUSTRIAL
9	545-071-16-00	ROSS REVOCABLE TRUST 09-19-07	35TH ST	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	VACANT
10	545-071-17-00	ROSS REVOCABLE TRUST 09-19-07	35TH ST	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	VACANT
11	545-071-18-00	PROM SARAH J	E ST	SAN DIEGO	CA	92102	2259 GALVESTON ST	SAN DIEGO	CA	92110	VACANT
12	545-071-19-00	PROM SARAH J	E ST	SAN DIEGO	CA	92102	2259 GALVESTON ST	SAN DIEGO	CA	92110	VACANT
13	545-071-20-00	YOUNG LESLIE K	3504 E ST	SAN DIEGO	CA	92102	8147 CANDIES CREEK RIDGE RD NW #13	CHARLESTON	TN	37310	VACANT
14	545-071-21-00	ROSS REVOCABLE TRUST 09-19-07	3496 E ST	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	COMMERCIAL
15	545-071-22-00	ROSS REVOCABLE TRUST 09-19-07	3488 E ST	SAN DIEGO	CA	92102	14633 PRESILLA DR	JAMUL	CA	91935	RESID. SINGLE FAMILY
16	545-071-23-00	RAND RICHARD B	3474 E ST	SAN DIEGO	CA	92102	4758 POCAHONTAS AVE	SAN DIEGO	CA	92117	INDUSTRIAL
17	545-071-24-00	RAND RICHARD B	3462 E ST	SAN DIEGO	CA	92102	4758 POCAHONTAS AVE	SAN DIEGO	CA	92117	INDUSTRIAL
18	545-071-25-00	SUNSET TOWERS E STREET L C	3454 E ST	SAN DIEGO	CA	92102	5288 S COMMERCE DR #B150	MURRAY	UT	84107	INDUSTRIAL
19	545-071-26-00	SUNSET TOWERS E STREET L C	3442 E ST	SAN DIEGO	CA	92102	5288 S COMMERCE DR #B150	MURRAY	UT	84107	INDUSTRIAL
20	545-071-27-00	SUNSET TOWERS E STREET L C	3432 E ST	SAN DIEGO	CA	92102	5288 S COMMERCE DR #B150	MURRAY	UT	84107	INDUSTRIAL
21	545-071-28-00	ORANGE CITY HOLDINGS L L C	3420 E ST	SAN DIEGO	CA	92102	3420 E ST	SAN DIEGO	CA	92102	AUTOMOTIVE USES
22	545-071-29-00	ORANGE CITY HOLDINGS L L C	3420 E ST	SAN DIEGO	CA	92102	3420 E ST	SAN DIEGO	CA	92102	AUTOMOTIVE USES
23	545-071-30-00	ORANGE CITY HOLDINGS L L C	3410 E ST	SAN DIEGO	CA	92102	3420 E ST	SAN DIEGO	CA	92102	AUTOMOTIVE USES
24	545-071-31-00	PROM SARAH J		SAN DIEGO	CA	92102	2259 GALVESTON ST	SAN DIEGO	CA	92110	VACANT
25	545-071-32-00	LAPOINTE INTER VIVOS TRUST 02-16-95	3428 PICKWICK AVE	SAN DIEGO	CA	92102	4083 RAFFEE DR	SAN DIEGO	CA	92117	INDUSTRIAL
26	545-072-01-00		3407 E STREET LLC	SAN DIEGO	CA	92102	3407 E ST	SAN DIEGO	CA	92102	COMMERCIAL
27	545-072-02-00	MUSSEN MARK E	3411 E ST	SAN DIEGO	CA	92102	1246 CONCORD ST	SAN DIEGO	CA	92106	COMMERCIAL
28	545-072-04-00	KUVELAS JAMES D & JACK D	3475 E ST	SAN DIEGO	CA	92102	231 CALLE FLORECITA	ESCONDIDO	CA	92029	INDUSTRIAL
29	545-072-05-00	KUVELAS JAMES D & JACK D	E ST	SAN DIEGO	CA	92102	231 CALLE FLORECITA	ESCONDIDO	CA	92029	INDUSTRIAL
30	545-072-06-00	KUVELAS JAMES D & JACK D	E ST	SAN DIEGO	CA	92102	231 CALLE FLORECITA	ESCONDIDO	CA	92029	INDUSTRIAL
31	545-072-07-00	YOUNG LESLIE K	3517 E ST	SAN DIEGO	CA	92102	8147 CANDIES CREEK RIDGE RD NW #13	CHARLESTON	TN	37310	RESID. SINGLE FAMILY
32	545-072-08-00	YOUNG LESLIE K	3515 E ST	SAN DIEGO	CA	92102	8147 CANDIES CREEK RIDGE RD NW #13	CHARLESTON	TN	37310	RESID. SINGLE FAMILY
33	545-151-27-00	STATE OF CALIFORNIA		SAN DIEGO	CA	92102		SAN DIEGO	CA	92102	NO VALUE
34	545-151-38-00		3380 MARKET ST	SAN DIEGO	CA	92102	14092 BALBOA BLVD	SYLMAR	CA	91342	INDUSTRIAL
35	545-156-01-00	SAN DIEGO GAS & ELECTRIC CO	735 33RD ST	SAN DIEGO	CA	92102		SAN DIEGO	CA	92102	NO VALUE
36	546-030-05-00	STROM FAMILY TRUST 03-12-99	3540 ISLAND AVE	SAN DIEGO	CA	92102	1567 WOODY HILLS DR	EL CAJON	CA	92019	RESID. MULTIPLE FAMILY
37	546-030-06-00	GILBERT JUAN C & FLOR G	3554 ISLAND AVE	SAN DIEGO	CA	92102	3554 ISLAND AVE	SAN DIEGO	CA	92102	RESID. SINGLE FAMILY
38	546-030-07-00	MCINERNEY VICTOR	3560 ISLAND AVE	SAN DIEGO	CA	92102	2540 CLAIREMONT DR #308	SAN DIEGO	CA	92117	RESID. MULTIPLE FAMILY
39	546-030-12-00	MORALES IRMA	3582 ISLAND AVE	SAN DIEGO	CA	92102	3582 ISLAND AVE	SAN DIEGO	CA	92102	RESID. SINGLE FAMILY
40	546-030-13-00	BURRIEL PAULINE	3590 ISLAND AVE	SAN DIEGO	CA	92102	3590 ISLAND AVE	SAN DIEGO	CA	92102	RESID. SINGLE FAMILY
41	546-030-15-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92102		SAN DIEGO	CA	92102	NO VALUE
42	546-030-16-00	GENERAL BOARD OF THE CHURCH OF THE NAZARENE KANSAS C	ISLAND AVE	SAN DIEGO	CA	92102	P O BOX 2537	NATIONAL CITY	CA	91951	CHURCH
43	546-030-17-00	GENERAL BOARD OF THE CHURCH OF THE NAZARENE KANSAS C	3595 MARKET ST	SAN DIEGO	CA	92102	P O BOX 2537	NATIONAL CITY	CA	91951	CHURCH
44	546-040-04-00	HILLSIDE APTS L L C	3625 FEDERAL BLVD	SAN DIEGO	CA	92102	716 ORPHEUS AVE	ENCINITAS	CA	92024	COMMERCIAL
45	546-040-12-00	CROFT MATTHEW C & LAUREN N	3715 FEDERAL BLVD	SAN DIEGO	CA	92102	4804 34TH ST	SAN DIEGO	CA	92116	RESID. SINGLE FAMILY
46	546-040-17-00	PEARSON KYLE D	FEDERAL BLVD	SAN DIEGO	CA	92102	716 ORPHEUS AVE	ENCINITAS	CA	92024	VACANT
47	546-040-18-00	FU FAMILY TRUST A 08-08-91	3685 FEDERAL BLVD	SAN DIEGO	CA	92102	3685 W FEDERAL BLVD	SAN DIEGO	CA	92102	RESID. SINGLE FAMILY
48	546-140-11-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92102		SAN DIEGO	CA	92102	NO VALUE
49	546-140-12-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92102		SAN DIEGO	CA	92102	NO VALUE
50	546-440-06-00	SAN DIEGO BLOOD BANK	3636 GATEWAY CENTER AVE #100	SAN DIEGO	CA	92102	3636 GATEWAY CENTER AVE #100	SAN DIEGO	CA	92102	INDUSTRIAL
51	546-440-11-00	A B L E CAPP PROPERTIES L L C	789 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	4195 NORFOLK TER	SAN DIEGO	CA	92116	INDUSTRIAL
52	546-440-21-00	W F P-GATEWAY L P	960 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	P O BOX 12440	SAN DIEGO	CA	92112	INDUSTRIAL
53	546-440-22-00	GATEWAY SAN DIEGO LLC	720 GATEWAY CENTER DR	SAN DIEGO	CA	92102	675 GATEWAY CENTER DR #A	SAN DIEGO	CA	92102	INDUSTRIAL
54	546-440-23-00	ARMADA 7 HOLDINGS INC	770 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	716 ARMADA TER	SAN DIEGO	CA	92106	INDUSTRIAL
55	546-440-24-00	FAMILY HEALTH CENTERS OF SAN DIEGO INC	823 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	823 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	INDUSTRIAL
56	546-440-25-00	GATEWAY SMP L L C	995 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	5710 LA JOLLA MESA DR	LA JOLLA	CA	92037	OFFICE
57	546-440-28-00	LIA ASSOCIATES LLC	955 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	300 LANG BLVD	GRAND ISLAND	NY	14072	COMMERCIAL
58	546-440-29-00	WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01	3676 MARKET ST	SAN DIEGO	CA	92102	4901 MORENA BLVD #119	SAN DIEGO	CA	92117	COMMERCIAL
59	546-440-30-00	COSTCO WHOLESALE CORPORATION	650 GATEWAY CENTER DR	SAN DIEGO	CA	92102	999 LAKE DR	ISSAQUAH	WA	98027	COMMERCIAL
60	546-440-31-00	C R H LIMITED CO L L C	885 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	1617 N WATERFRONT PKY #400	WICHITA	KS	67206	INDUSTRIAL

61	546-440-32-00	GATEWAY KNITTING LTD	675 GATEWAY CENTER DR	SAN DIEGO	CA	92102	P O BOX 12440	SAN DIEGO	CA	92112	INDUSTRIAL
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100 & 1000-FOOT RADIUS MAP SPREADSHEET

100FT RESIDENT LIST

ATTACHMENT 6

NO RESIDENTS OR RESIDENTIALLY ZONED PARCELS WITHIN 100FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER NAME	NOTES
1	INDUSTRIAL	960 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-21-00	W F P-GATEWAY L P	
2	OFFICE	995 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP L L C	
3	COMMERCIAL	955 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-28-00	LIA ASSOCIATES LLC	
4	COMMERCIAL	650 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-30-00	COSTCO WHOLESALE CORPORATION	

THERE IS ONE CONSIDERATION POINT FOUND WITHIN 1,000FT. PLEASE SEE NOTES AND CONSIDERATION POINT MARKED BELOW.								
#	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name	Notes
1	VACANT		SAN DIEGO	CA	92102	545-071-08-00	875 34TH STREET L L C	
2	VACANT		SAN DIEGO	CA	92102	545-071-09-00	875 34TH STREET L L C	
3	INDUSTRIAL	3433 PICKWICK ST	SAN DIEGO	CA	92102	545-071-10-00	YOO PATRICK Y	
4	INDUSTRIAL	3443 PICKWICK ST	SAN DIEGO	CA	92102	545-071-11-00	JUAN C VILLEGAS	
5	INDUSTRIAL	3451 PICKWICK AVE	SAN DIEGO	CA	92102	545-071-12-00	VIC ROSS MASONRY INC	
6	INDUSTRIAL	PICKWICK AVE	SAN DIEGO	CA	92102	545-071-13-00	ROSS REVOCABLE TRUST 09-19-07	
7	INDUSTRIAL	3471 PICKWICK ST	SAN DIEGO	CA	92102	545-071-14-00	SAN DIEGO AIR FREIGHT SERVICES INC	
8	INDUSTRIAL	3485 PICKWICK ST	SAN DIEGO	CA	92102	545-071-15-00	SOS ROOTER PLUMBING SVC	
9	VACANT	35TH ST	SAN DIEGO	CA	92102	545-071-16-00	ROSS REVOCABLE TRUST 09-19-07	
10	VACANT	35TH ST	SAN DIEGO	CA	92102	545-071-17-00	ROSS REVOCABLE TRUST 09-19-07	
11	VACANT	E ST	SAN DIEGO	CA	92102	545-071-18-00	PROM SARAH J	
12	VACANT	E ST	SAN DIEGO	CA	92102	545-071-19-00	PROM SARAH J	
13	VACANT	3504 E ST	SAN DIEGO	CA	92102	545-071-20-00	YOUNG LESLIE K	
14	COMMERCIAL	3496 E ST	SAN DIEGO	CA	92102	545-071-21-00	ROSS REVOCABLE TRUST 09-19-07	
15	RESID. SINGLE FAMILY	3488 E ST	SAN DIEGO	CA	92102	545-071-22-00	ROSS REVOCABLE TRUST 09-19-07	
16	INDUSTRIAL	3474 E ST	SAN DIEGO	CA	92102	545-071-23-00	RAND RICHARD B	
17	INDUSTRIAL	3462 E ST	SAN DIEGO	CA	92102	545-071-24-00	RAND RICHARD B	
18	INDUSTRIAL	3454 E ST	SAN DIEGO	CA	92102	545-071-25-00	MYRIAD INDUSTRIES	
19	INDUSTRIAL	3442 E ST	SAN DIEGO	CA	92102	545-071-26-00	SUNSET TOWERS E STREET L C	
20	INDUSTRIAL	3432 E ST	SAN DIEGO	CA	92102	545-071-27-00	E. P. WILSON CO.	
21	AUTOMOTIVE USES	3420 E ST	SAN DIEGO	CA	92102	545-071-28-00	WESTECH METAL FABRICATION INC	
22	AUTOMOTIVE USES	3420 E ST	SAN DIEGO	CA	92102	545-071-29-00	ORANGE CITY HOLDINGS L L C	
23	AUTOMOTIVE USES	3410 E ST	SAN DIEGO	CA	92102	545-071-30-00	ORANGE CITY HOLDINGS L L C	
24	VACANT		SAN DIEGO	CA	92102	545-071-31-00	PROM SARAH J	
25	INDUSTRIAL	3428 PICKWICK ST	SAN DIEGO	CA	92102	545-071-32-00	NEON SOURCE	
26	COMMERCIAL	3407 E ST	SAN DIEGO	CA	92102	545-072-01-00	ELSCO INTERNATIONAL INC	
27	COMMERCIAL	3411 E ST	SAN DIEGO	CA	92102	545-072-02-00	ANTONIO JAIME	
28	COMMERCIAL	3413 E ST	SAN DIEGO	CA	92102	545-072-02-00	ANTONIO JAIME	
29	INDUSTRIAL	3475 E ST	SAN DIEGO	CA	92102	545-072-04-00	KUVELAS JAMES D & JACK D	
30	INDUSTRIAL	E ST	SAN DIEGO	CA	92102	545-072-05-00	KUVELAS JAMES D & JACK D	
31	INDUSTRIAL	E ST	SAN DIEGO	CA	92102	545-072-06-00	KUVELAS JAMES D & JACK D	
32	NO VALUE		SAN DIEGO	CA	92102	545-151-27-00	STATE OF CALIFORNIA	
33	INDUSTRIAL	3380 MARKET ST	SAN DIEGO	CA	92102	545-151-38-00	3380 MARKET LP	
34	NO VALUE	735 33RD ST	SAN DIEGO	CA	92102	545-156-01-00	SAN DIEGO GAS & ELECTRIC CO/METRO YARD	
35	NO VALUE		SAN DIEGO	CA	92102	546-030-15-00	CITY OF SAN DIEGO	
36	CHURCH	3535 MARKET ST	SAN DIEGO	CA	92102	546-030-16-00	CASA DEL ALFARERO IGLESIA DEL NAZARENO	~2500ft
37	CHURCH	3595 MARKET ST	SAN DIEGO	CA	92102	546-030-17-00	GENERAL BOARD OF THE CHURCH OF THE NAZARENE KANSAS C	~2500ft
The Casa Del Alfarero Iglesia Del Nazareno Churh is within 1,000ft when measuring from parcel to parcel in a straight line. The walking distance is more than 2,500ft when walking from door to door using public walkways and roadways.								
38	COMMERCIAL	3625 FEDERAL BLVD	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APTS L L C	
39	RESID. SINGLE FAMILY	3715 FEDERAL BLVD	SAN DIEGO	CA	92102	546-040-12-00	CROFT MATTHEW C & LAUREN N	
40	VACANT	FEDERAL BLVD	SAN DIEGO	CA	92102	546-040-17-00	PEARSON KYLE D	
41	NO VALUE	3751 MARKET ST	SAN DIEGO	CA	92102	546-140-11-00	CITY OF SAN DIEGO/MT HOPE CEMETERY	
42	NO VALUE	3751 MARKET ST	SAN DIEGO	CA	92102	546-140-12-00	CITY OF SAN DIEGO/MT HOPE CEMETERY	
43	INDUSTRIAL	3636 GATEWAY CENTER AVE STE 100	SAN DIEGO	CA	92102	546-440-06-00	SAN DIEGO BLOOD BANK	
44	INDUSTRIAL	3636 GATEWAY CENTER AVE STE 101	SAN DIEGO	CA	92102	546-440-06-00	DHL	
45	INDUSTRIAL	789 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-11-00	OOPSY DAISY FINE ART FOR KIDS	
46	INDUSTRIAL	960 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-21-00	COMMERCIAL PRESS RR DONNELLEY	
47	INDUSTRIAL	720 GATEWAY CENTER DR STE A	SAN DIEGO	CA	92102	546-440-22-00	BAYVIEW COMMUNITY DEVELOPMENT	
48	INDUSTRIAL	720 GATEWAY CENTER DR STE B	SAN DIEGO	CA	92102	546-440-22-00	GATEWAY SAN DIEGO LLC	
49	INDUSTRIAL	720 GATEWAY CENTER DR STE C	SAN DIEGO	CA	92102	546-440-22-00	GATEWAY SAN DIEGO LLC	
50	INDUSTRIAL	930 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-23-00	LIFE DECK COATING INSTALLATIONS	
51	INDUSTRIAL	770 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-23-00	LIFE DECK COATING INSTALLATIONS	
52	INDUSTRIAL	823 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-24-00	FAMILY HEALTH CENTERS OF SAN DIEGO INC	
53	OFFICE	995 GATEWAY CENTER WAY STE 101	SAN DIEGO	CA	92102	546-440-25-00	DAVITA	
54	OFFICE	995 GATEWAY CENTER WAY STE 105	SAN DIEGO	CA	92102	546-440-25-00	NANCY JONES-SOTO, M.D., A MEDICAL CORPORATION	
55	OFFICE	995 GATEWAY CENTER WAY STE 106	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP L L C	
56	OFFICE	995 GATEWAY CENTER WAY STE 107	SAN DIEGO	CA	92102	546-440-25-00	SANDS HYPERBARIC CORPORATION	
57	OFFICE	995 GATEWAY CENTER WAY STE 108	SAN DIEGO	CA	92102	546-440-25-00	ALEXANDER SALLOUM, MD	
58	OFFICE	995 GATEWAY CENTER WAY STE 202	SAN DIEGO	CA	92102	546-440-25-00	CLINICA MEDICAL DE LA MORA INC	
59	OFFICE	995 GATEWAY CENTER WAY STE 207	SAN DIEGO	CA	92102	546-440-25-00	SAN DIEGO ACCESS CARE / VEIN CENTER OF DEL MAR	
60	OFFICE	995 GATEWAY CENTER WAY STE 208	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP L L C	
61	OFFICE	995 GATEWAY CENTER WAY STE 300	SAN DIEGO	CA	92102	546-440-25-00	MARCUS L. BYRD	
62	OFFICE	995 GATEWAY CENTER WAY STE 302	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP L L C	
63	OFFICE	995 GATEWAY CENTER WAY STE 303	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP L L C	
64	OFFICE	995 GATEWAY CENTER WAY STE 308	SAN DIEGO	CA	92102	546-440-25-00	AT YOUR SERVICE PRODUCTIONS, INC.	
65	COMMERCIAL	955 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-28-00	R R DONNELLEY	
66	COMMERCIAL	3676 MARKET ST	SAN DIEGO	CA	92102	546-440-29-00	WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01	
67	COMMERCIAL	620 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-29-00	WHITE BYRON F 2001 REVOCABLE TRUST 08-08-01	
68	COMMERCIAL	650 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-30-00	COSTCO WHOLESALE CORPORATION	
69	INDUSTRIAL	885 GATEWAY CENTER WAY STE 101	SAN DIEGO	CA	92102	546-440-31-00	CULLIGAN WATER CONDITIONING	
70	INDUSTRIAL	885 GATEWAY CENTER WAY STE 102	SAN DIEGO	CA	92102	546-440-31-00	ALSCO INC	
71	INDUSTRIAL	885 GATEWAY CENTER WAY STE 103	SAN DIEGO	CA	92102	546-440-31-00	CAMPESINOS UNIDOS, INC.	
72	INDUSTRIAL	885 GATEWAY CENTER WAY STE 201	SAN DIEGO	CA	92102	546-440-31-00	QUALITY CABINET & FIXTURE COMPANY	
73	INDUSTRIAL	675 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-32-00	XTERRA WETSUITS	
74	INDUSTRIAL	650 GATEWAY CENTER WAY STE A	SAN DIEGO	CA	92102	546-440-32-00	PACIFIC ENERGY SERVICES LLC	
75	INDUSTRIAL	650 GATEWAY CENTER WAY STE B	SAN DIEGO	CA	92102	546-440-32-00	WEST COAST BEVERAGE	
76	INDUSTRIAL	650 GATEWAY CENTER WAY STE D	SAN DIEGO	CA	92102	546-440-32-00	COMPLIANCE WEST USA	
77	INDUSTRIAL	650 GATEWAY CENTER WAY STE G	SAN DIEGO	CA	92102	546-440-32-00	WESCRAFT INC	
78	INDUSTRIAL	650 GATEWAY CENTER WAY STE I	SAN DIEGO	CA	92102	546-440-32-00	ELECTRORECYCLE INC	

79	INDUSTRIAL	610 GATEWAY CENTER WAY STE A	SAN DIEGO	CA	92102	546-440-32-00	ST MARYS PHARMACIES INC	
80	INDUSTRIAL	610 GATEWAY CENTER WAY STE E	SAN DIEGO	CA	92102	546-440-32-00	BAJA PRINTING, INC.	
81	INDUSTRIAL	610 GATEWAY CENTER WAY STE G	SAN DIEGO	CA	92102	546-440-32-00	GEORGE AWAD	
82	INDUSTRIAL	610 GATEWAY CENTER WAY STE I	SAN DIEGO	CA	92102	546-440-32-00	GATEWAY KNITTING LTD	
83	INDUSTRIAL	610 GATEWAY CENTER WAY STE J	SAN DIEGO	CA	92102	546-440-32-00	LEADER BIKE, LLC	
84	INDUSTRIAL	610 GATEWAY CENTER WAY STE K	SAN DIEGO	CA	92102	546-440-32-00	COMPLETE CAMPAIGNS.COM, LLC	
85	INDUSTRIAL	610 GATEWAY CENTER WAY STE L	SAN DIEGO	CA	92102	546-440-32-00	THE LIGHTHOUSE	

	City of San Diego Development Services (619) 446-5000	Affidavit for Cannabis Outlet or Cannabis Production Facility for Conditional Use Permit (CUP)	FORM DS-190 March 2020
-----------------------------------------------------------------------------------	---------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	------------------------------------------

The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Cannabis Outlet (Outlet) and Cannabis Production Facility (Facility) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections [113.0103](#), [141.0504](#), and [141.1004](#).

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

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

GENERAL INFORMATION

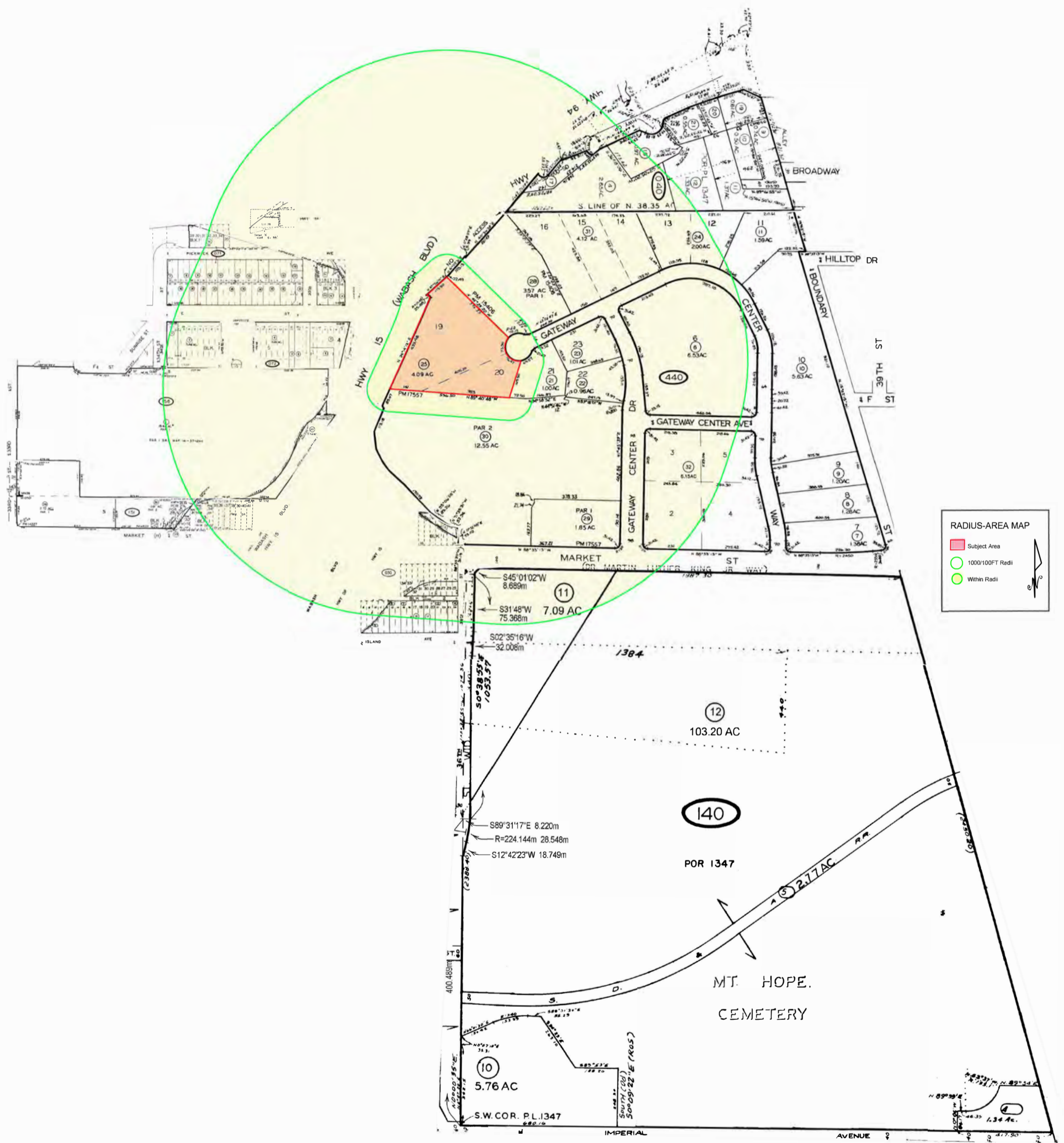
Project Name: 995 Gateway Center CO	Project No.: <i>For City Use Only</i>
Project Address: 995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102	
Date Information Verified by Owner or Authorized Agent: 06/07/2022	

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

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

Property Owner or Authorized Agent Name: <i>Check one</i> <input type="checkbox"/> Owner <input type="checkbox"/> Agent Telephone No.:			
Mailing Address:	City:	State:	Zip Code:
Signature:		Date:	
Business Owner Name: Prime Harvest, LLC (Contact: Duane Alexander) Telephone No.: duane@primeharvestinc.com / 702-350-9699			
Mailing Address:	City:	State:	Zip Code:
Signature:	Date:	8/1/2022	

1000-FOOT VICINITY/AREA MAP





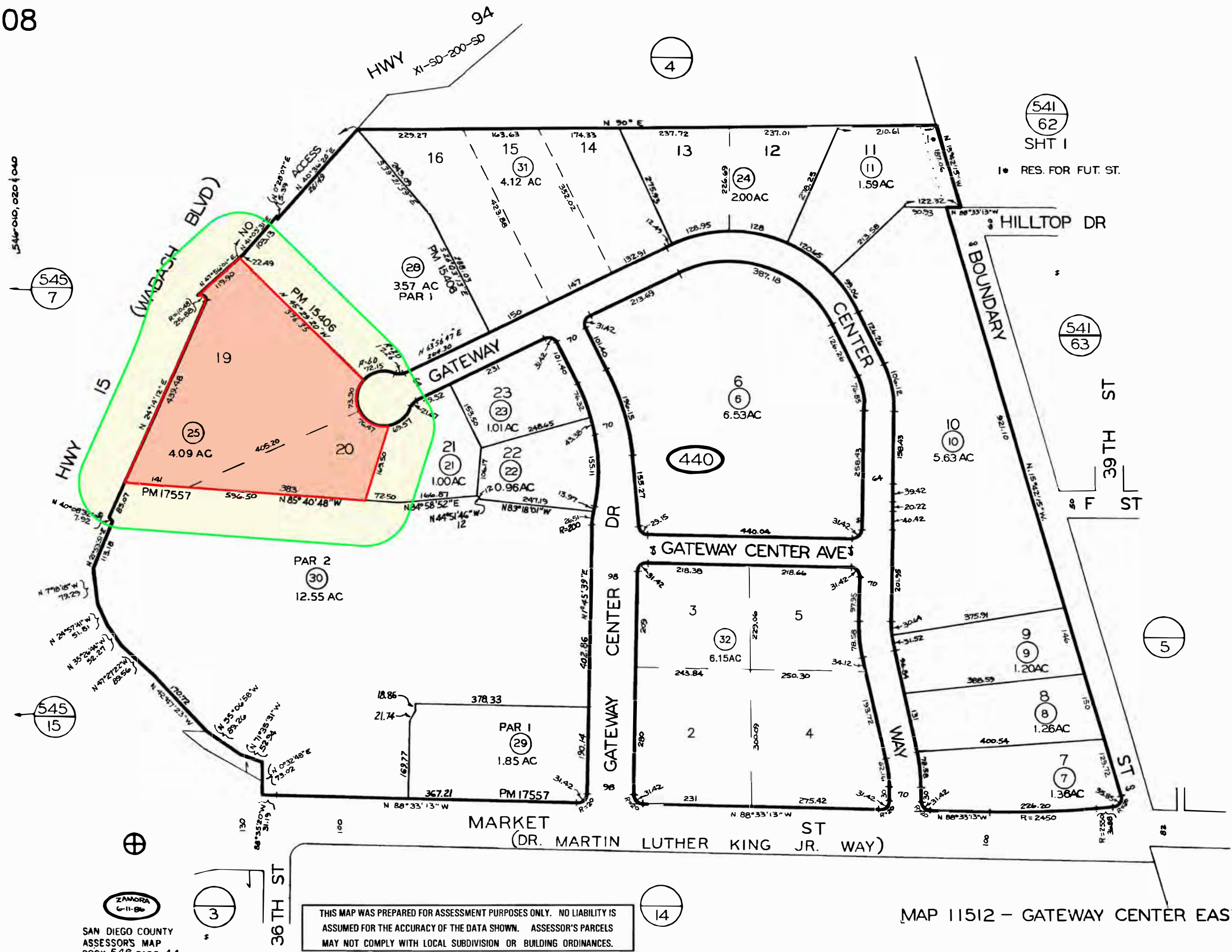
ONE SET OF MAPS

1" = 200'

1/27/00 MAS

CHANGES

BLK	OLD	NEW	YR	CUT
440		1-23	87	4.3
	12&13	2.4	'88	2,398
	19&20	2.5	'88	2,479
	1	2.0	'89	1,611
	17&18	2.8	'89	2,021
	26&27	2.9	'96	1,421
	14,15&16	3.1	'97	1,590
	2-5	3.2	'98	1,430



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

MAP 11512 - GATEWAY CENTER EAST UNIT NO. 1

ZAMORA
6-11-96

546-010, 020 & 040

545
7

545
15

3

14

541
62
SHT 1

541
63

5

RES. FOR FUT. ST.

HILLTOP DR

BOUNDARY

39TH ST

F ST

37TH ST

MARKET ST (DR. MARTIN LUTHER KING JR. WAY)

GATEWAY CENTER DR

GATEWAY CENTER AVE

WAY

HWY XI-SD-200-SD 94

(WABASH BLVD)

36TH ST

PAR 2
30
12.55 AC

PAR 1
28
357 AC

PAR 1
29
1.85 AC

440

32
6.15 AC

6
6.53 AC

10
5.63 AC

9
1.20 AC

8
1.26 AC

7
1.38 AC

23
1.01 AC

22
1.00 AC

22
12.096 AC

19
4.09 AC

25
4.09 AC

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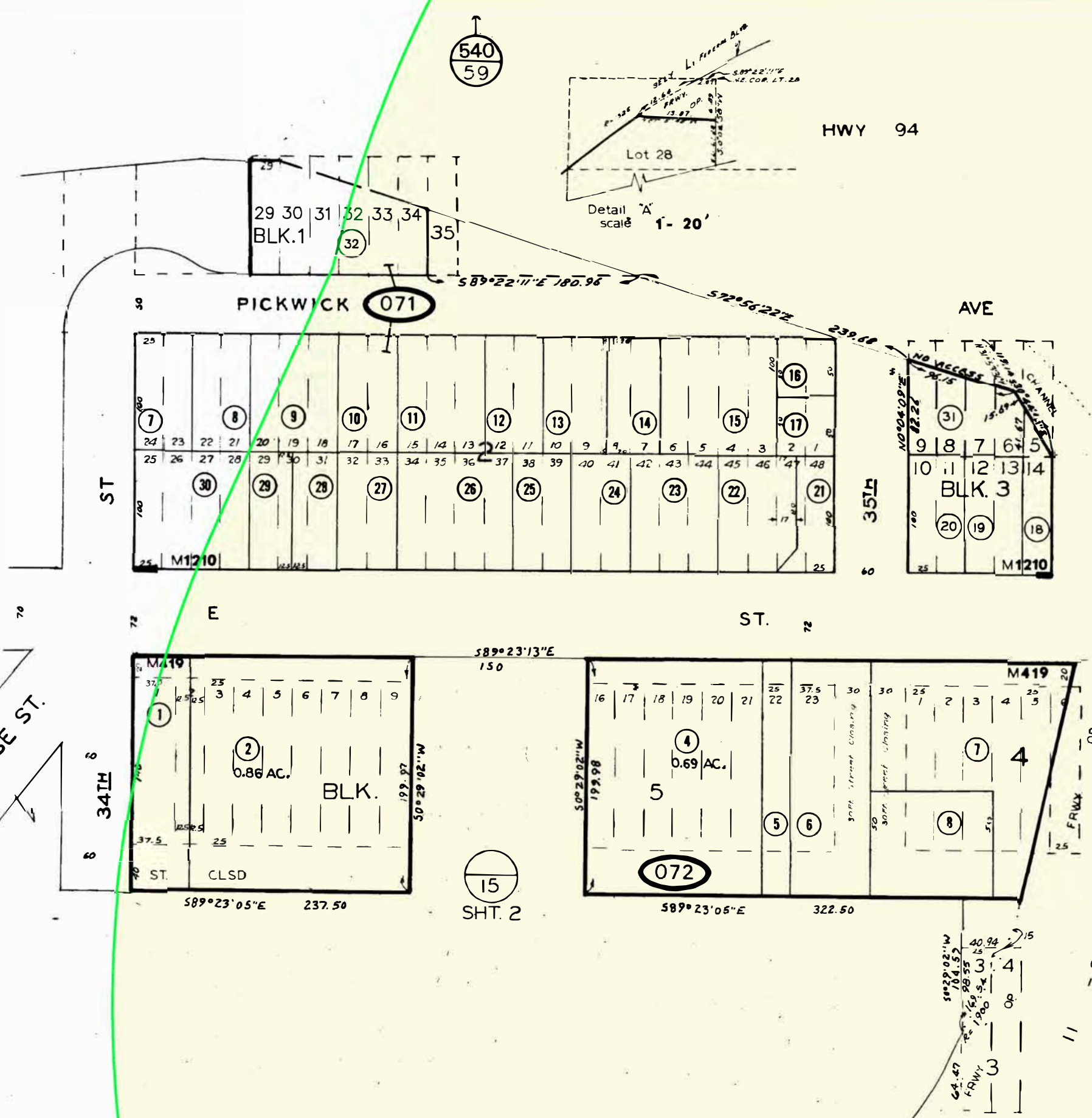
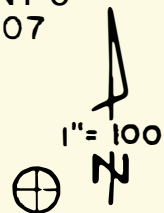
23

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8/22/2000 RC

CHANGES

BLK	OLD	NEW	CUT
071	540-64 ALL	1-30	
072	545-070 ALL	1-11	75 10553
071	PICK-UP	31	82 1315
071	12,136 07/15/00	R6-061	88 1132
072	12/10/11	R6-01	91 1929
072	9	HWY OP	93 1254
071	4,5,&6	32	01 1559

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 545 PAGE 07

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MAP 1210 - ORANGE PARK
MAP 419 - HAFFENDEN'S SUNNYDALE
ROS 15102

1" = 100'

BLK. 3
POR. 1
M419

POR. 2
SE. COR. LOT 2

CHANGES

BLK	OLD	NEW	YR	CUT
151	3	25	26	68 3002
155	5	6	12	72 4503
151	9,10	27-29		
	080-1	30	80	1311
151	052-01	31		
151	053-03	32		
	-152-01	130-44		
	-153-01	130-45	83	10083
	-154-01	130-43		
	-155-1-4	130-46		
	-155-7-12	130-37		
	124-8	33	130	
	112	83	145	
	30	32	34	35
	-130-55	86	2089	CANC.
	28	34	35	36
	29	87	1521	
	29	87	5536	
	36	38	39	87
	PICK-UP	40	88	1666
	POR 060-16	41	89	2037
	31, 37	POR	91	1939
	29	HWY	93	1352

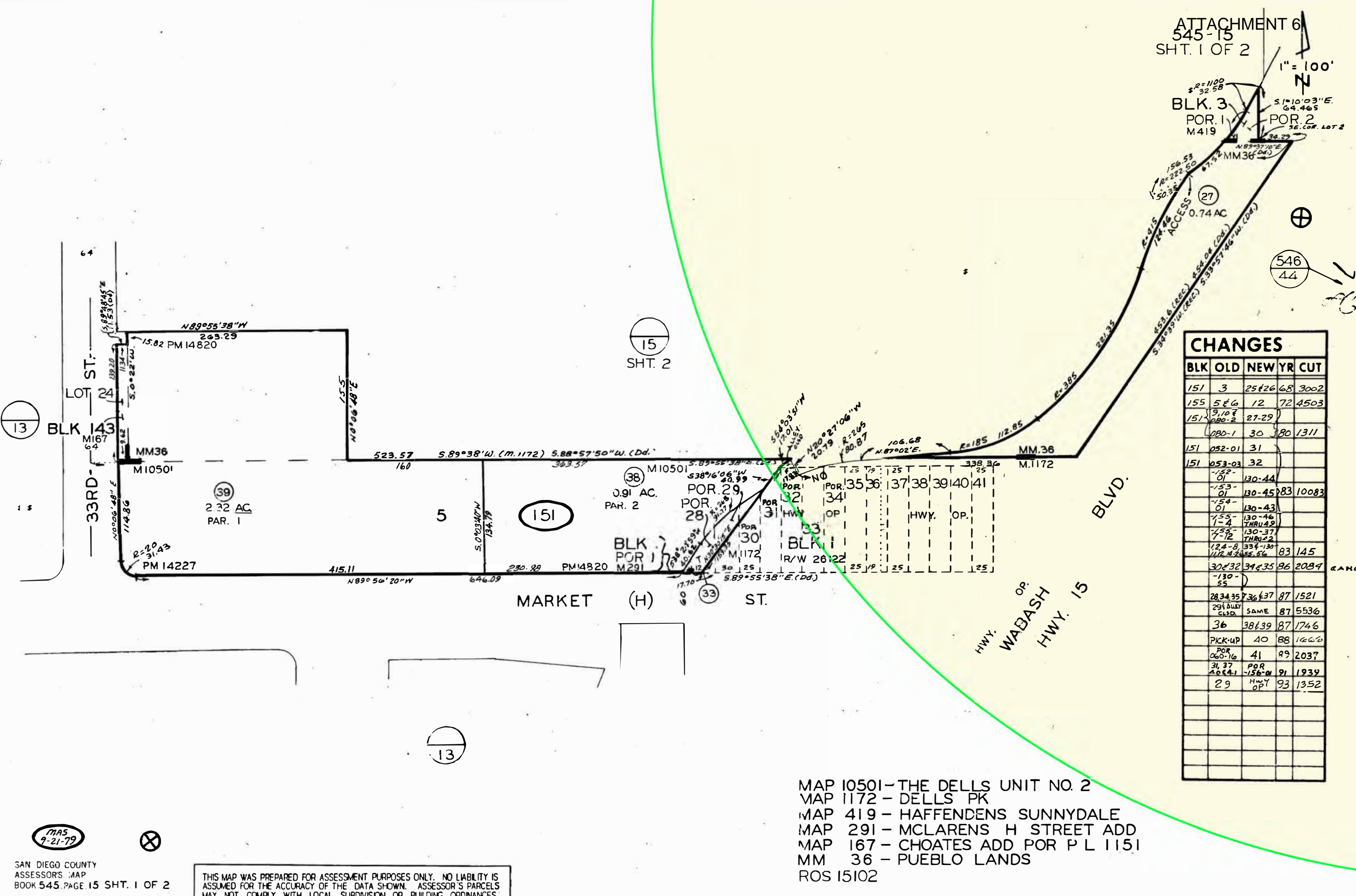
MAP 10501 - THE DELLS UNIT NO. 2
 MAP 1172 - DELLS PK
 MAP 419 - HAFFENDENS SUNNYDALE
 MAP 291 - MCLARENS H STREET ADD
 MAP 167 - CHOATES ADD POR P L 1151
 MM 36 - PUEBLO LANDS
 ROS 15102

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MAS
9-21-79

545-080 & 151-155

88

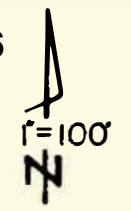


03

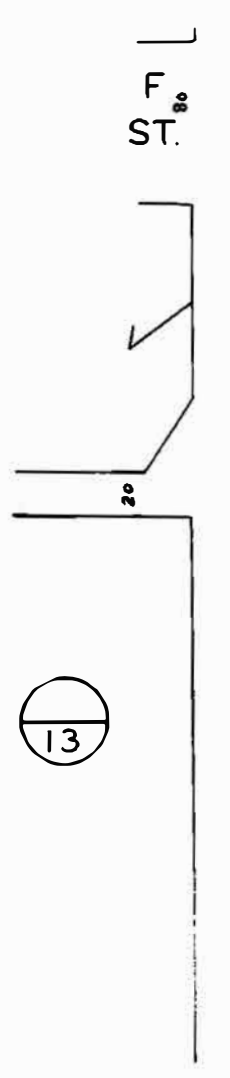
8/20/2010 AJR

CHANGES

DELETED NEW MAP CUT		ST. 1150	ST. 1139	ST. 5545	ST. 5536				
156	156	156	156	156	156	156	156	156	156
1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1



545.06
-072
-151



1* OPEN SPACE

ST. 33RD

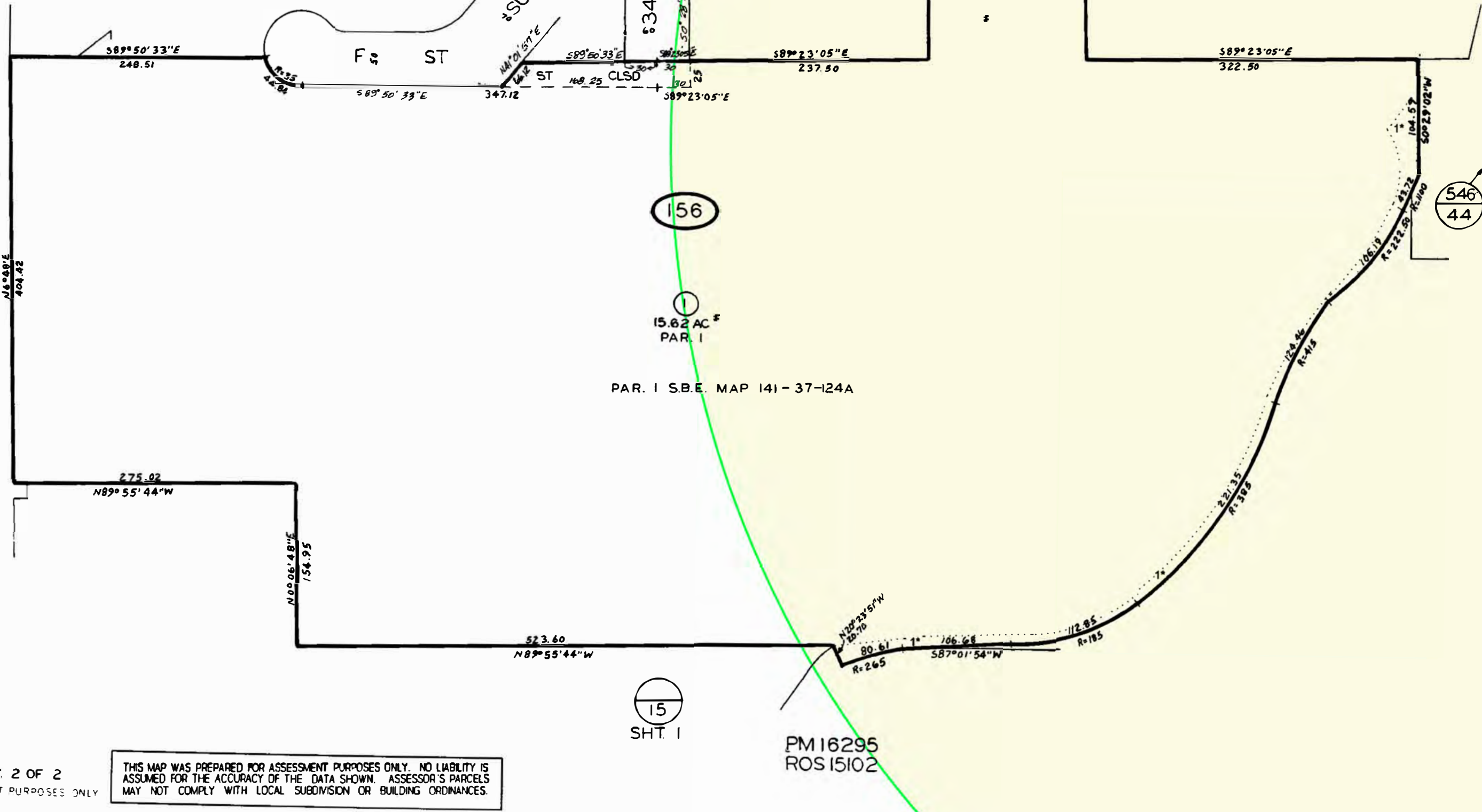
ST. 33RD

1* OPEN SPACE

SUNRISE ST.

34TH ST.

E 72 ST.



13

156

15.62 AC ±
PAR. 1

PAR. 1 S.B.E. MAP 141-37-124A

546
44

15
SHT. 1

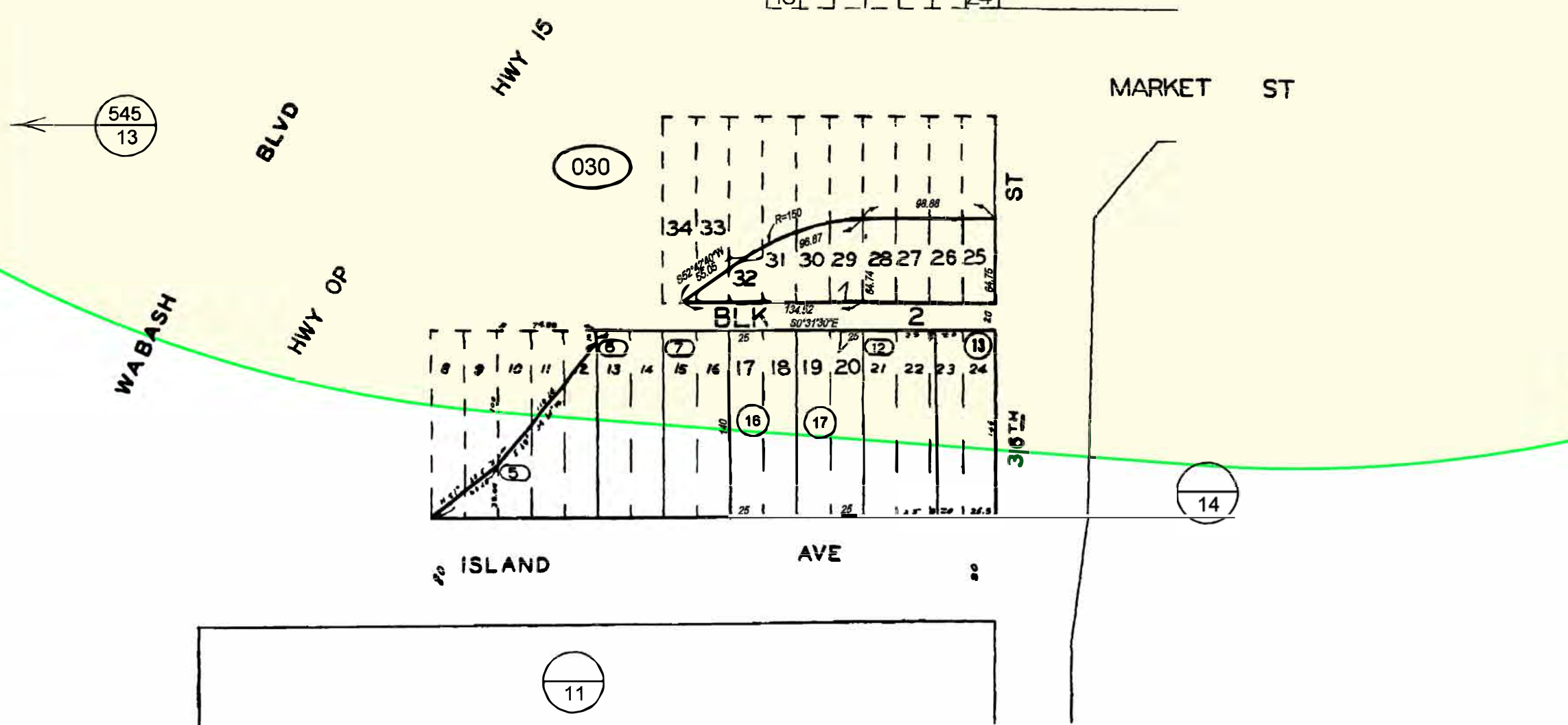
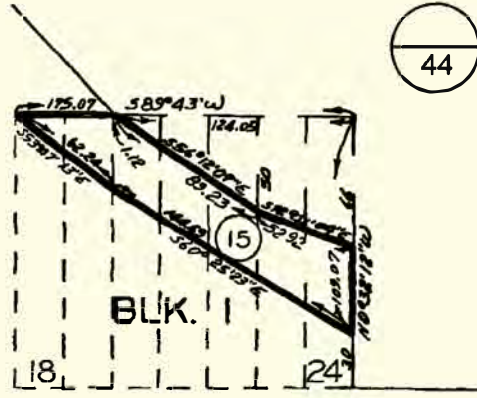
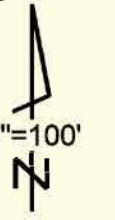
PM 16295
ROS 15102

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 545 PAGE 15 SHT. 2 OF 2
MAPPED FOR ASSESSMENT PURPOSES ONLY

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74M
12-6-90

1/1/91



012610 RS

CHANGES			
BLK	OLD	NEW	CUT
	10, 11	12, 3	62 1632
	3, 5, 8	14	81 1889
030	020-07	15	87 10003
	14	16 & 17	10 1465

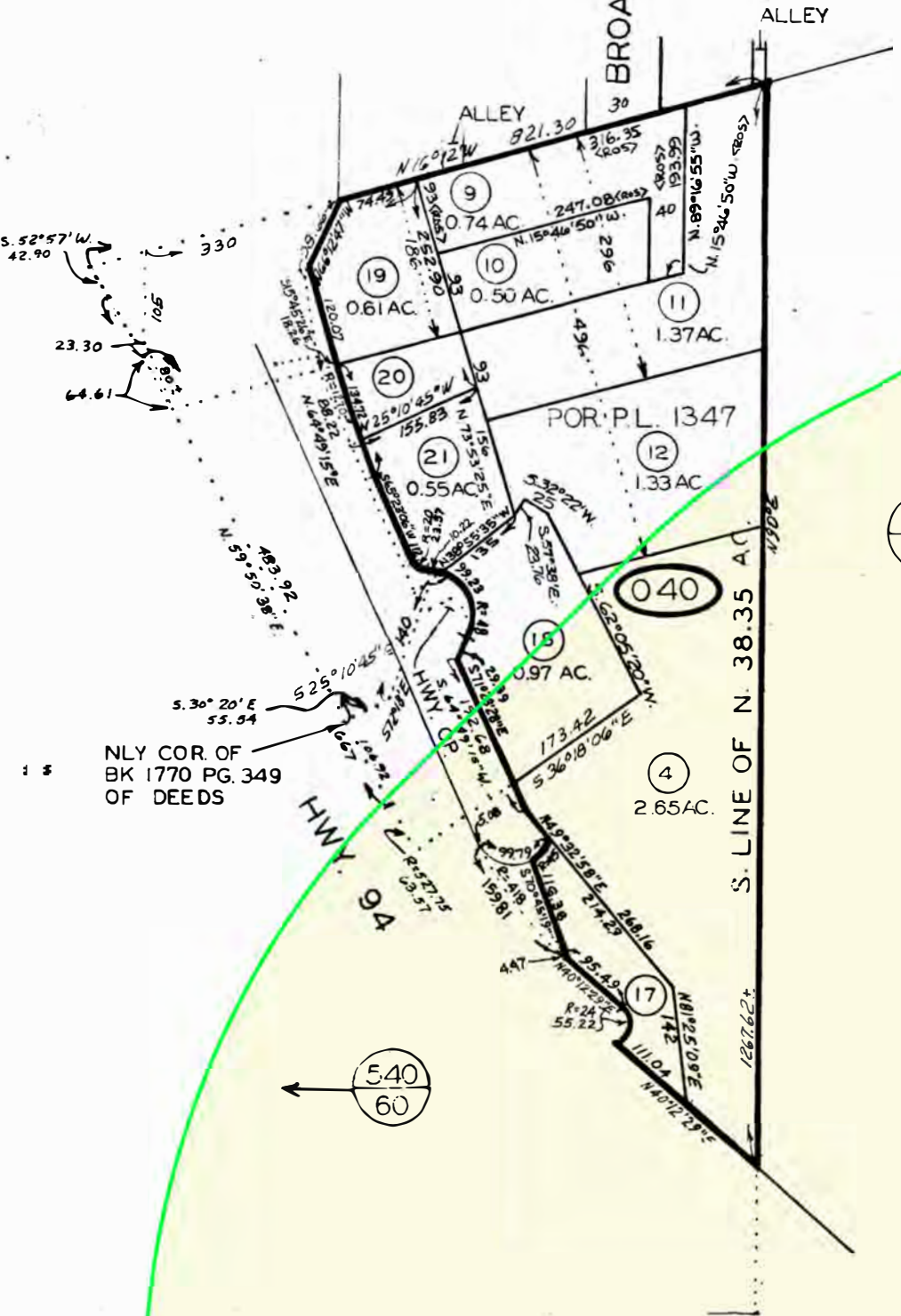


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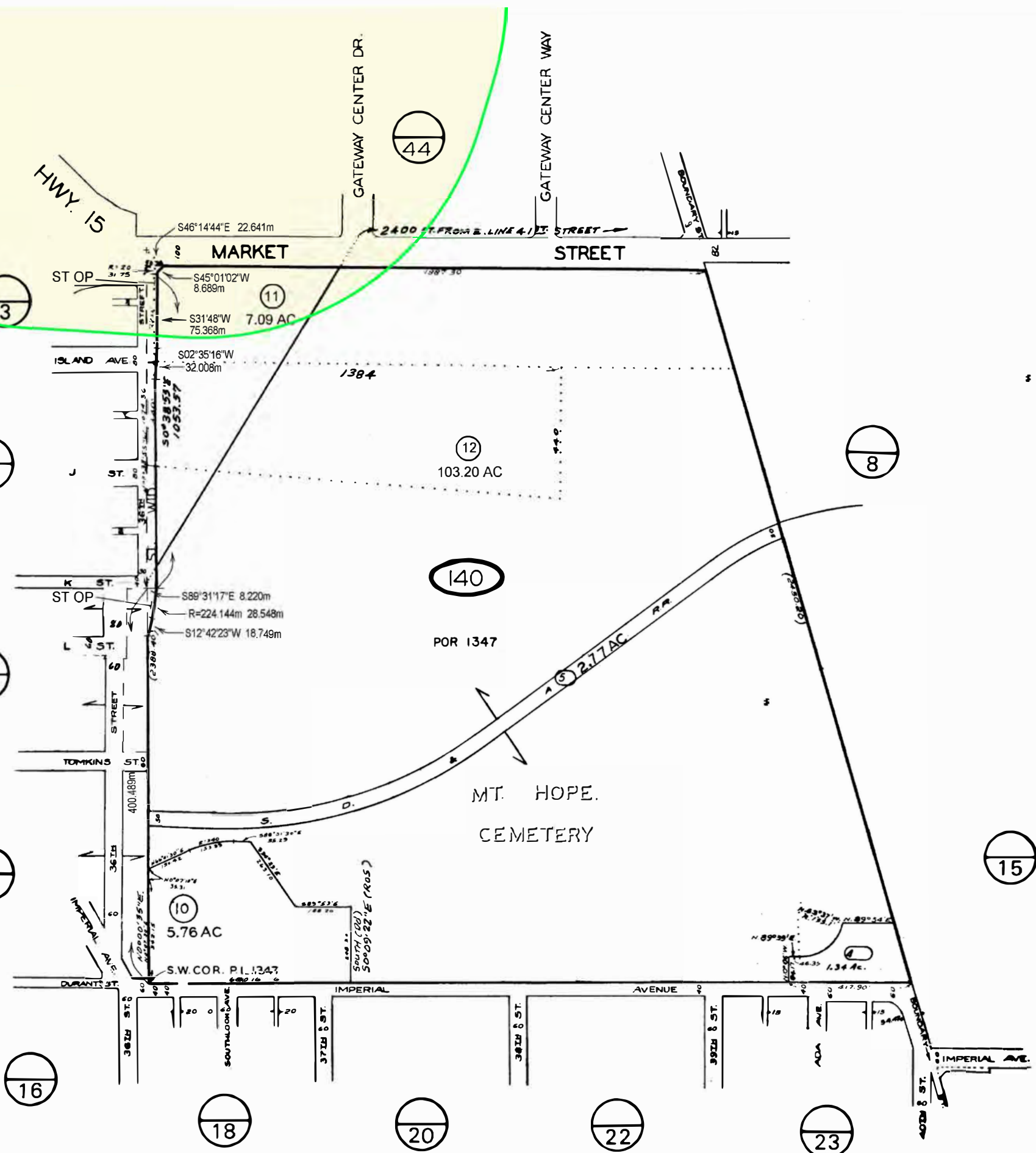
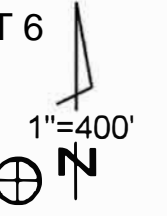
541
52
SHT. 1

546-040



CHANGES

BLK	OLD	NEW	YR	CUT	
040	2	SAME	75	3177	CANC.
	540-600	4-12	75	10554	
	4-5-7-13	13-14	86	1593	
	2	15-16	86	2418	
	13	PICK-UP	87	43	
	14-16				
	5	18-8 HWY. OP	89	1376	CANC.
	17	SAME 2 HWY. OP	89	4602	
	6-8	19-21 HWY. OP	89	2042	CANC.



12/3/2002 SM

CHANGES

BLK	OLD	NEW	YR	CUT
140	8	9.10	67	3580
140	6,7,9	11&12	83	3238
140	10	SAME & AC. CHNG.	97	5539
	11&12	SAME & ST OP	03	4781


 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 546 PAGE 14

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS
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 MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

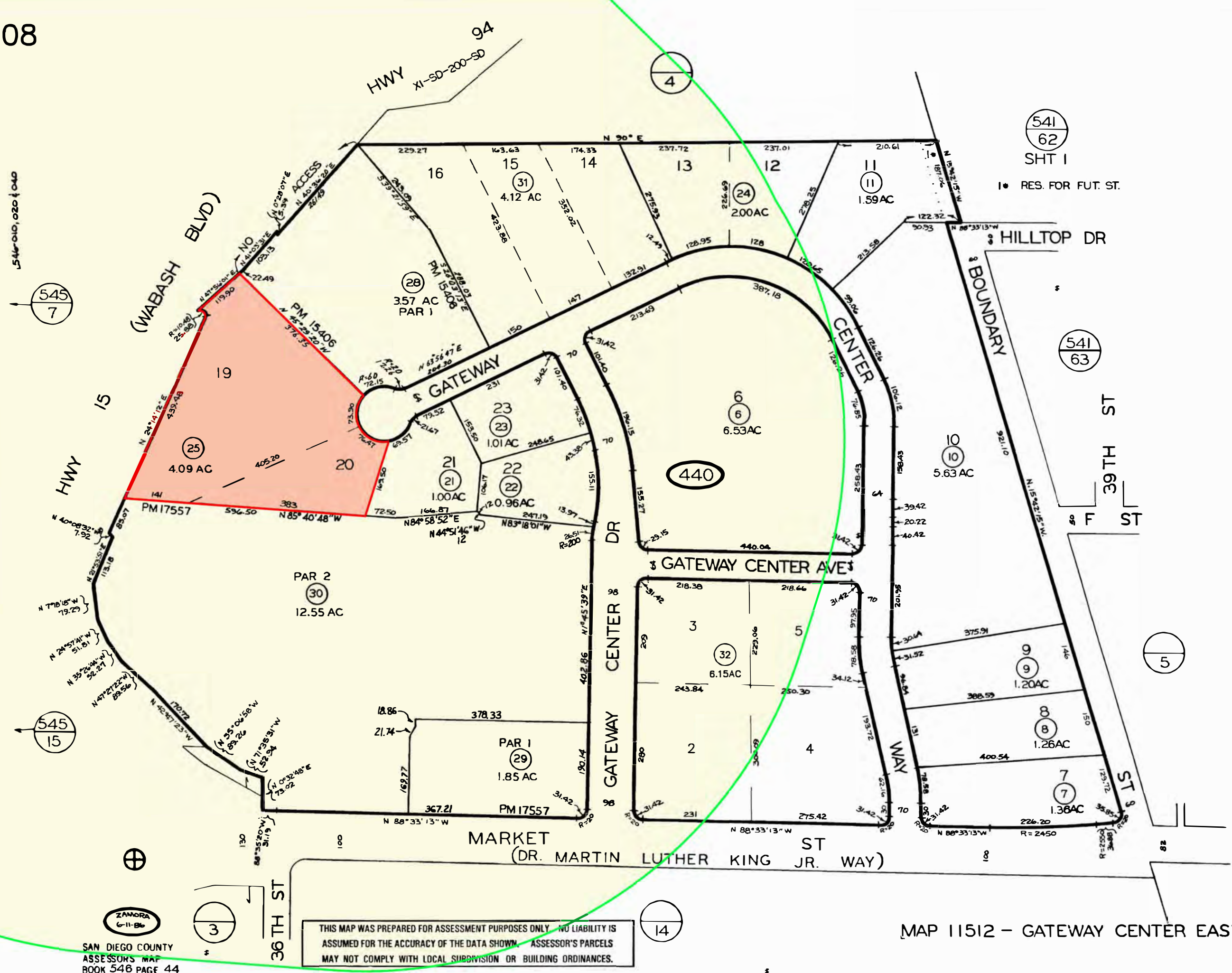
MM 36 - PUEBLO LANDS
ROS 15246

1" = 200'

1/27/00 MAS

CHANGES

BLK	OLD	NEW	YR	CUT
440		1-23	87	4.3
	12&13	2.4	'88	2,398
	19&20	2.5	'88	2,479
	1	2.0	'89	1,611
	17&18	2.8	'89	2,021
	26&27	2.9	'96	1,421
	14,15&16	3.1	'97	1,590
	2-5	3.2	'98	1,430



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MAP 11512 - GATEWAY CENTER EAST UNIT NO. 1

ZAMORA
6-11-96

3

14

546-010, 020 & 040

545
7

545
15

(WABASH BLVD)

HWY 15

HWY XI-SD-200-SD 94

541
62
SHT I

RES. FOR FUT. ST.

HILLTOP DR

541
63

39TH ST

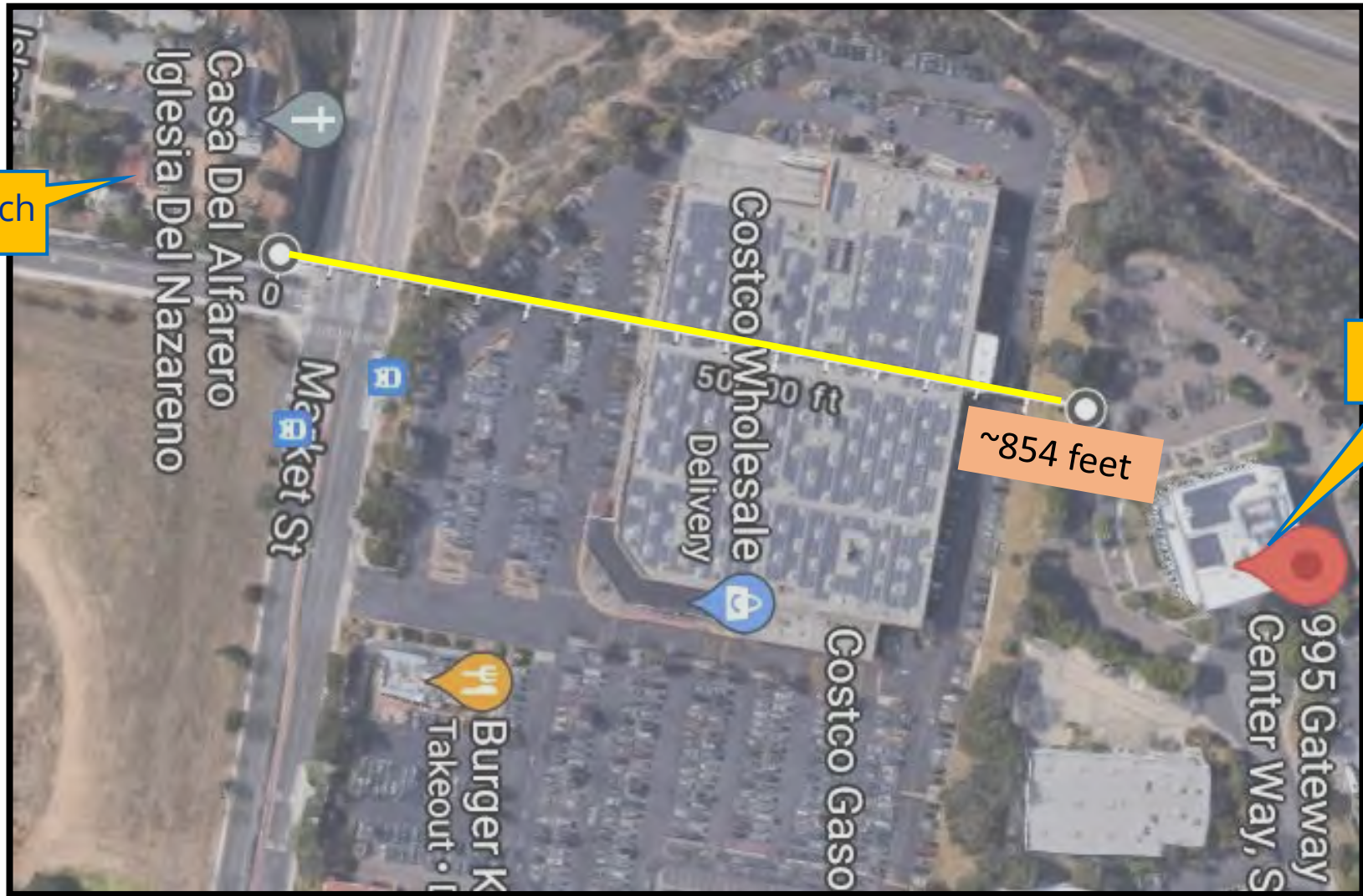
5

MARKET ST (DR. MARTIN LUTHER KING JR. WAY)

36TH ST

545
15

Separation Analysis – Iglesia Del Nazareno



Church

Project Site

~854 feet



2B

95 Gateway Center Way,
San Diego, CA 92102

Project Site

142 to 165 feet high

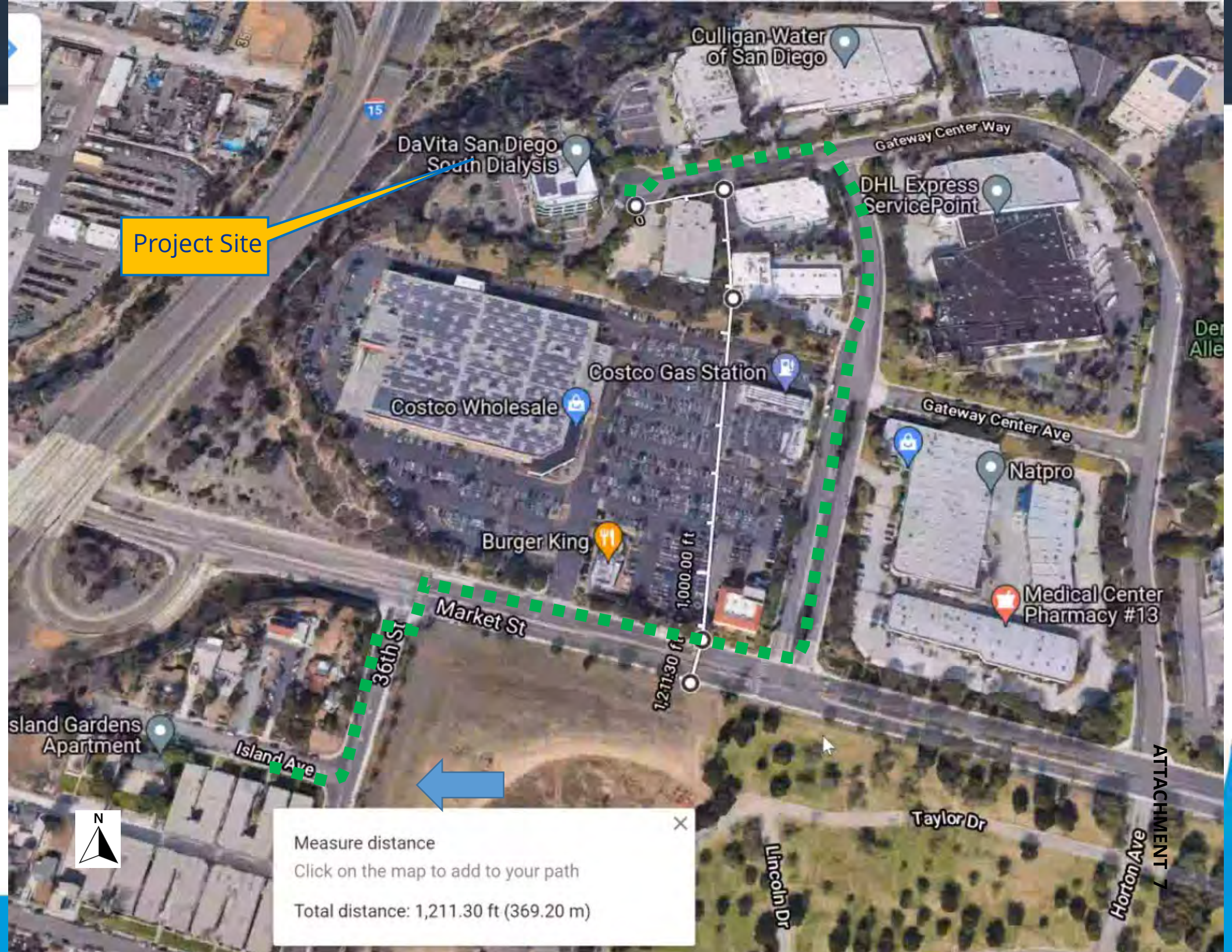
~1,584 ft

~2,600 ft



ATTACHMENT 7





Project Site

Culligan Water of San Diego

DaVita San Diego South Dialysis

Gateway Center Way

DHL Express ServicePoint

Costco Gas Station

Costco Wholesale

Gateway Center Ave

Burger King

Natpro

Medical Center Pharmacy #13

Market St

1,000.00 ft
1,211.30 ft

36th St

Island Ave

Taylor Dr

Lincoln Dr

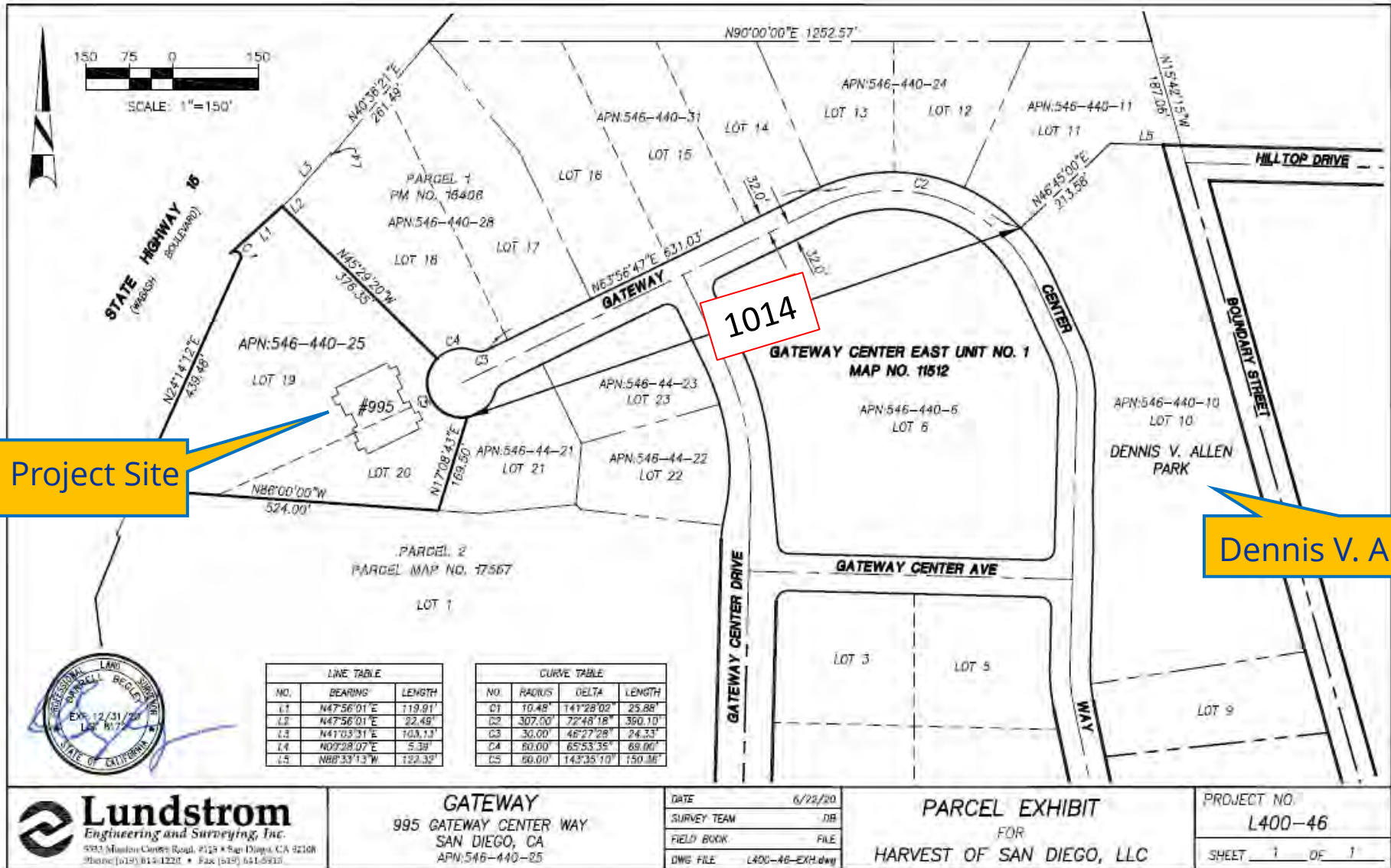
Horton Ave

Measure distance
Click on the map to add to your path
Total distance: 1,211.30 ft (369.20 m)

ATTACHMENT 7



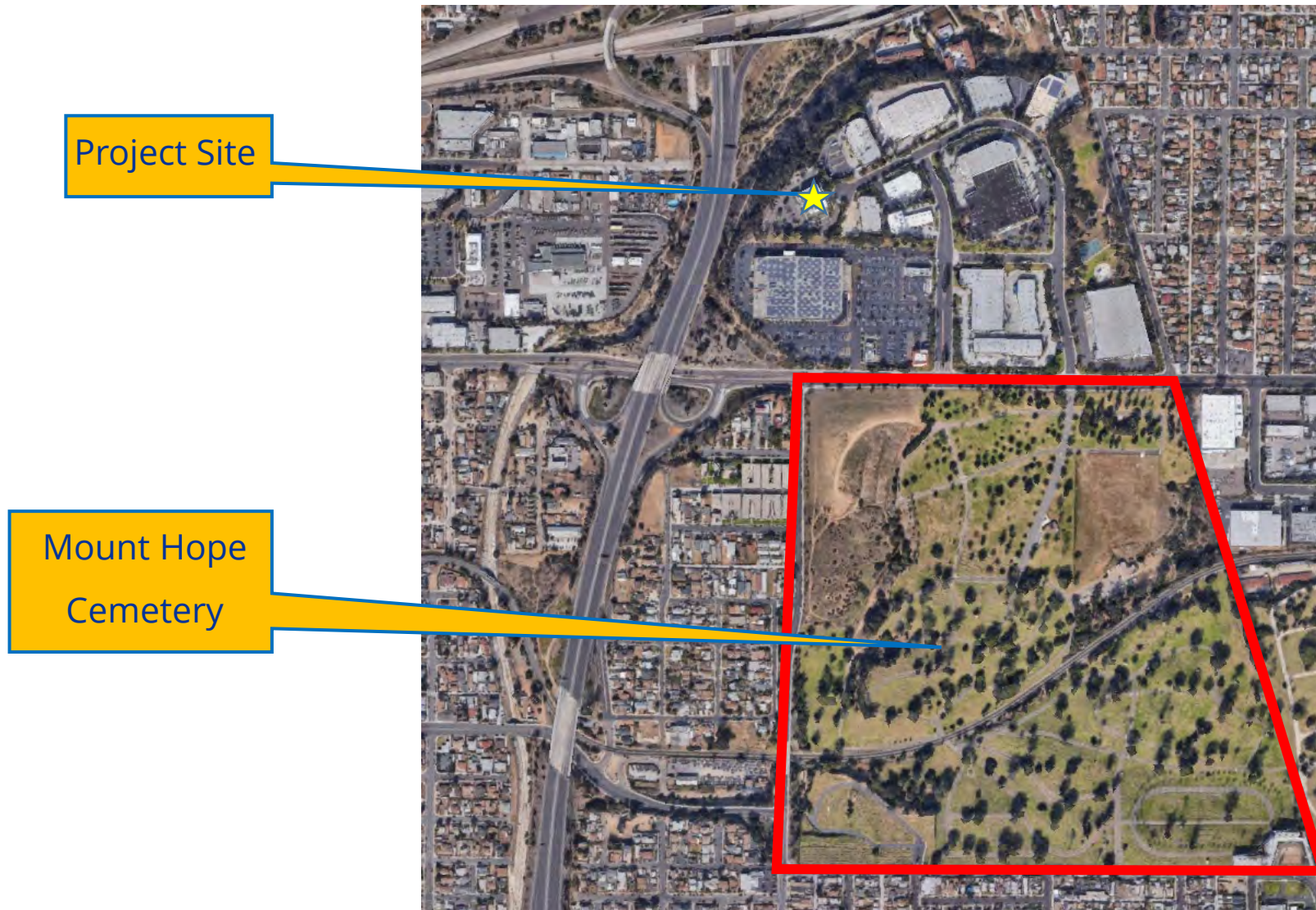
Separation Analysis - Dennis V. Allen Park



ATTACHMENT 7



Separation Analysis - Mount Hope Cemetery





Even if Mount Hope was a park, it meets the separation distance

1,541 feet
>
1,000 feet



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	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: 995 Gateway Center CO **Project No. For City Use Only:** _____

Project Address: 995 Gateway Center Way, Suites 107 & 108, SD, CA 92102

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

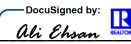
Property Owner

Name of Individual: Ali Ehsan Owner Tenant/Lessee Successor Agency

Street Address: 5710 La Jolla Mesa Dr

City: La Jolla State: CA Zip: 92037

Phone No.: 858-242-5670 Fax No.: _____ Email: ali@aliehsan.com / mraliehsan@yahoo.com

Signature:  Date: 6/30/2022

Additional pages Attached: Yes No

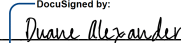
Applicant

Name of Individual: Duane Alexander Owner Tenant/Lessee Successor Agency

Street Address: 1210 Olive St.

City: Ramona State: CA Zip: 92065

Phone No.: _____ Fax No.: _____ Email: duane@primeharvestinc.com

Signature:  Date: 8/1/2022

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	---------------------------------------------------

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Property Owner

Name of Individual: Mohammad Ehsan Owner Tenant/Lessee Successor Agency

Street Address: 5710 La Jolla Mesa Dr

City: La Jolla State: CA Zip: 92037

Phone No.: 619-988-1037 Fax No.: _____ Email: moreehsan@gmail.com

Signature:  Date: 6/30/2022

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Property Owner

Name of Individual: Patrick Ehsan Owner Tenant/Lessee Successor Agency

Street Address: 5710 La Jolla Mesa Dr

City: La Jolla State: CA Zip: 92037

Phone No.: 510-326-5611 Fax No.: _____ Email: patehsan@yahoo.com

Signature: DocuSigned by: PATRICK EHSAN Date: 6/30/2022
B0CD4570037C44C...

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102

Conditional Use Permit Cannabis Outlet (CO)

TECHNE
DESIGN | DEVELOPMENT

7934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS



995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

GENERAL PROJECT INFORMATION 995 Gateway Center Way - CO
PROJECT SCOPE OF WORK: 1. CUP for new Cannabis Outlet (CO)

PROJECT INFORMATION 995 Gateway Center Way - CO

PROJECT ADDRESS: 995 Gateway Center Way, Suites 107 & 108
San Diego, CA 92102
ASSESSORS PARCEL NUMBER: 546-440-25-00
LEGAL DESCRIPTION: Lot: 19, 20 Tract No: 11512 Map Ref: 011512 Abbreviated Description: LOT:19,20
CITY: SAN DIEGO SUBD: GATEWAY CENTER EAST UNIT #1 TR#: 11512 TR 11512 LOT 20* LOT
19 & MAP
REF: 011512 City/Muni/Twp: SAN DIEGO
YEAR BUILT: 1989
EXISTING OCCUPANCY CLASSIFICATION: B - Business
PROPOSED OCCUPANCY CLASSIFICATION: M Mercantile / B - Business
EXISTING USE: Medical Commercial Office
PROPOSED USE: Cannabis Outlet / Office
CONSTRUCTION TYPE: TYPE II - B - Sprinklered

EXISTING NUMBER OF STORIES: 3
PROPOSED NUMBER OF STORIES: 3 (No Change)
BUILDING HEIGHT: 45'-4" (No Change)
LOT AREA: 178,443.2 sf 4.10 ACRES

GROSS FLOOR AREA
GROSS FLOOR AREA, SUITES 107 & 108 (First Floor): 2,995.6 sf (Project Suite, Proposed CO)
GROSS FLOOR AREA (First Floor, Remainder): 10,298.8 sf (Not Part of Project Scope)
GROSS FLOOR AREA (Second Floor): 14,456.0 sf (Not Part of Project Scope)
GROSS FLOOR AREA (Third Floor): 14,779.6 sf (Not Part of Project Scope)
TOTAL BUILDING GROSS FLOOR AREA: 42,529.9 sf

ZONING INFORMATION 995 Gateway Center Way - CO

BASE ZONE: IL-3-1 - Industrial Light (mix of light industrial, office and commercial uses)
Overlay Zones: Airport Influence Area - SDIA Lindbergh Field Area 1, Airport FAA Part 77 Noticing Area - SDIA Lindbergh Field 200 ft, Airport ALUCP - Noise 65-70 SDIA Lindbergh Field, Airport Environs Overlay (AEOZ), Fire - Brush Management 100 ft, Foot Setback, Fire - Brush Zone 300 ft Buffer, and Fire - Very High Fire Hazard Severity Zone, San Diego Unified School District (SDUSD), Diamond Business Improvement District (BID), Southeastern Community Plan Area, Council Dist. 9.
GEOLOGICAL HAZARD CATEGORY: 52
NUMBER OF BUILDINGS: 1

SETBACKS:
FRONT: 10'-0" (Min) 20'-0" (std.)
STREET: 15'-0" (max) 20'-0" (std.)
SIDE: 10'-0" (min) 25'-0" (abutting residential)
REAR: 0'-0" (min) 15'-0" (std.) 25'-0" (abutting residential)

MAX. STRUCTURE HEIGHT: (Unlimited, except as limited by Overlay Zones)
MIN. LOT COVERAGE: 35% 62,455.1 sf
ACTUAL LOT COVERAGE: 24% 42,529.9 sf
MAXIMUM FLOOR AREA RATIO: 2.0 356,886.4 sf
ACTUAL FLOOR AREA RATIO: 0.2 42,529.9 sf

PARKING CALCULATION

Prime Harvest, LLC
995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102

PARKING CALCULATIONS*

Uses	Area	Ratio	Parking Stalls
Cannabis Outlet (First Floor, Project Suite)	2,995.6 sf	5.00 Per 1,000 sf	15.0
Commercial Office (First Floor Remainder, Previously Conforming):	10,298.8 sf	3.90 Per 1,000 sf	40.2
Commercial Office (Second Floor, Previously Conforming):	14,456.0 sf	3.90 Per 1,000 sf	56.4
Commercial Office (Third Floor, Previously Conforming):	14,779.6 sf	3.90 Per 1,000 sf	57.7
Total Parking Required			169.3
Total Building Gross Floor Area	42,529.9 sf		
* Per SDMC Sec. 142.0530 - Table 142-05E			
Required Carpool/ZOV/Electric Vehicle Parking (On site)		Ratio	Req. Parking
* Per SDMC Sec. 142.0530 - Table 142-05G(d)(1)(B)(ii)	15	10 to 25	1.0
Total Carpool/ZOV/Electric Vehicle Parking*			1.0
Required Motorcycle Spaces (On site)		Ratio	Req. Parking
2% Min. of Req. Automobile Parking (Min. Req. = 2)	15	0.02	0.3
Total Motorcycle Spaces Required *			2.0
Required Bicycle Spaces (Short Term)		Ratio	Bicycle Spaces
5% of Req. Automobile parking or 10% per 1,000 sf of Building Area whichever is more. (Min. Req. = 2)	2,995.6 sf	0.10	0.3
Total Short Term Bicycle Spaces Required			2.0
Required Bicycle Spaces (Long Term)		Ratio	Parking Spaces
5% of Req. Automobile Parking (Min. Req. = 1)	15	0.05	0.7
Total Long Term Bicycle Spaces Required			1.0
Total Long Term Bicycle Spaces Proposed			4.0

EXISTING PARKING	Number / Area	Ratio	Parking Stalls
Standard Parking Spaces (Previously Conforming)	42,529.9 sf	3.90	61
Compact Parking Spaces (Previously Conforming)	166	Varies	96
Accessible Spaces (Previously Conforming)	166	Varies	9
TOTAL EXISTING PARKING (On Site)			166
PROPOSED PARKING (Cannabis Outlet)	Number / Area	Ratio	Parking Stalls
Parking Spaces (Proposed Cannabis Outlet, On Site)	2,995.6 sf	5.00	12
Parking Spaces (Existing Previously Conforming Medical Offices, On Site)	39,534.3 sf	3.90	155
Carpool/ZOV/Electric Vehicle Parking (Proposed Cannabis Outlet, On Site)	15	10 to 25	2
Accessible Parking Spaces (Proposed Cannabis Outlet, On Site)	15	1.25 (Table 11B-208.2)	1
Motorcycle Parking (On site)	15	2 (Min)	2
Bicycle Parking (On site, short/long term)	15	Varies	7
TOTAL PARKING - On Site			170

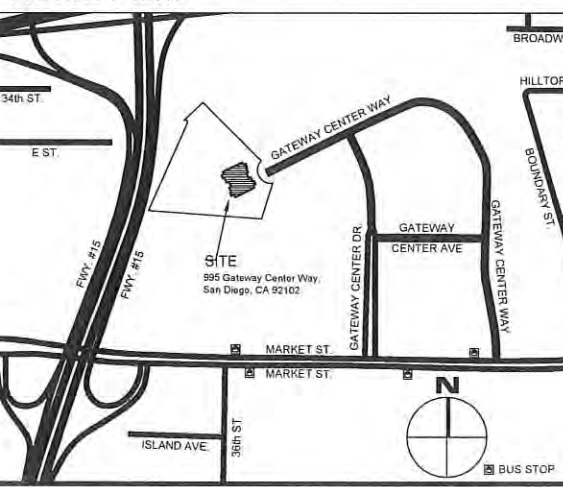
PARKING SUMMARY

	Standard Parking	Compact Parking	Accessible Spaces	Carpool/ZEV/EV Parking Spaces	Totals
995 Gateway Center Way, San Diego, CA 92102	61	101	6	2 (1 EV Accessible)	170
* Per SDMC Sec. 142.0530 - Table 142-05E					

SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	Conditions for Cannabis Outlet
G003	Abbreviations / General Notes
G004	Existing Approved Site Plan - Exhibit (Reference Only)
G005	Existing Approved Irrigation Plan - Exhibit (Reference Only)
G006	Storm Water Requirements Applicability Checklist
A100	Topography Survey
A101	Site Plan - Existing
A102	Site Plan - Proposed
A102a	Site Plan - ROW Improvements
A103	First Floor Plan - Existing / Demolition
A104	Second Floor Plan - Existing
A105	Third Floor Plan - Existing
A106	Roof Plan - Existing
A107	First Floor Plan - Proposed
A108	First Floor Accessibility Plan - Proposed
A109	First Floor Egress Plan - Proposed
A110	First Floor Security Plan - Proposed
A111	First Floor Lighting Plan - Proposed
A201	Exterior Elevations - Existing
A202	Exterior Elevations - Existing
A401	Enlarged Accessible Parking Plan - Proposed
LANDSCAPE	
BM-1	Landscape Development Plan / Brush Management Plan
BM-2	Brush Management Notes, Photo Inventory Plan

VICINITY MAP



VMT REDUCTION MEASURES

Per SDMC Section 143.1103(b)(1), development in Mobility Zone 3 shall include VMT Reduction Measures totaling at least 8 points.
The measures are provided as follows:
• Providing on-site bicycle repair station. (1.5 points)
• Providing short-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements. (1.5 points)
• Providing long-term bicycle parking spaces at least 10% beyond minimum requirements. (6 points)
Total VMT Reduction Measure Points: 9 points

APPLICABLE CODES

- City of San Diego Municipal Code
- 2019 California Building Code
- 2019 California Green Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Mechanical Code

PROJECT TEAM

PROPERTY OWNER:
GATEWAY SMP LLC
6950 Amber Ln., Carlsbad, CA 92009

APPLICANT:
Prime Harvest, LLC
1210 Olive St., Ramona, CA 92065
Phone #: 702-350-9699
email: duane@primeharvestinc.com

DESIGN FIRM:
TECHNE
Project Contact: Abhay Schweitzer - Assoc. AIA
2934 Lincoln Ave., San Diego, CA 92104
Phone #: 619-940-5814
email: abhay@techne-us.com

ARCHITECT OF RECORD:
Michael Rene Morton, AIA - C-19371
Phone #: 619-857-8144
m.morton.blueskydesign@gmail.com

SURVEYOR:
San Diego Land Surveying & Engineering, Inc.
Project Contact: Robert J. Bateman P.L.S. No. 7046
9665 Chesapeake Dr., Suite 445, San Diego, CA 92123
Phone #: 858-565-8362
email: RBateman@sdlse.com

LANDSCAPE ARCHITECT:
Sam Wade Landscape Architect
2204 Garnet Ave., Ste 205, San Diego, CA 92109
email: sam@samwadelandscapearchitect.com

TRAFFIC ENGINEER:
Linscott, Law & Greenspan, Engineers
Contact: John Boardman, P.E.
4542 Ruffner Street, Suite 100, San Diego, CA 92111
Phone: 858-300-8800

RADIUS REPORT & PUBLIC NOTICE PACKAGE:
Title Pro Information Systems
Contact: Sean Wilson
13520 Scarsdale Way San Diego, CA 92128
Phone: 760-295-3951

SCOPE OF WORK

The project consists of the conversion of an existing suite with an approximate area of 2,995.6 sf into a Cannabis Outlet in an existing multi-story commercial building with an approximate area of 42,530 sf.

- Tenant Improvements to Include:
 - First floor reconfiguration of approximately 2,995 sf to convert into proposed Cannabis Outlet
- Site Improvements to include
 - Partial re-stripping of parking lot
 - Landscape
 - Lighting
 - Security

* Conditional Use Permit (CUP) Requested

MARK	DATE	DESCRIPTION
D1	08.02.22	Completeness Review - 1st Submittal
D2	10.07.22	Conditional Use Permit - 2nd Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2215
CAD DWG FILE: 2001-0004 COVER SHEET DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.M.

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SHEET TITLE

COVER SHEET

CONDITIONS FOR CANNABIS OUTLET (CO) CUP:

PLANNING/DESIGN REQUIREMENTS:

- SIGNAGE LIMITATION
- All signage shall be limited to two colors and typeface.
 - Pole signs are prohibited.

- POSSIBLE FUTURE USES
- Possible future uses include any use permitted in the IL-3-1 zone.

- CONSULTATION BY MEDICAL PROFESSIONALS
- Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.

- LIGHTING
- Lighting shall be provided to illuminate the interior, façade, 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.
 - All exterior lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

- SECURITY
- 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.
 - NOT USED

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

- EMERGENCY CONTACT
- The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

- OPERATING HOURS
- The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

- VENDING MACHINES
- 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.
 - For the purpose of this section, a vending machine is any device that allows access to medical cannabis without a human intermediary.

CONDITIONS FOR CANNABIS OUTLET (CO) CUP

- A Conditional Use Permit for a cannabis outlet shall expire no later than five years from the date of issuance.
- 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 under the Compassionate Use Act of 1996.
- 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.
- The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
- 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, designed by a licensed professional, at the reception area.
- The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.
- The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted CO to the satisfaction of the Development Services Department.
- 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. Appeals of a decision to approve an extension of time shall be made to the Planning Commission. (Cont.)
- (3) The separation requirements in Section 141.0504(a) shall not be considered in making the findings required in Section 126.0111(g) 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 126.0111(g).
- Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
- Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.
- Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with the standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
- Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.

26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with the standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.



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 ☎ 619-940-5814 📠 313-595-5814

CONSULTANTS

Blank area for listing consultants.

10-07-2022



995 Gateway Center Way,
 Suites 107 & 108,
 San Diego CA 92102

APPLICANT

Prime Harvest, LLC
 1210 Olive St.,
 Ramona, CA 92065

01	18.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION
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PROJECT NO: 2215

CAD DWG FILE: G001-0009 COVER SHEET.DWG

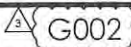
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SHEET TITLE

CONDITIONS FOR
 CANNABIS OUTLET



ABBREVIATIONS

Table of abbreviations for various construction materials, equipment, and processes. Includes categories like Acrylics, Adhesives, Alloys, and various types of concrete, steel, and wood products.

Project General Notes

- List of general project notes including: 1. These drawings and specifications are the property of the copyright holder... 2. Before commencing any work on the site... 3. All conditions or dimensions on these plans shall be verified in the field... 4. These drawings have been prepared from the latest information available on existing conditions...

Mechanical (U.N.O by Mechanical Engineer Drawings)

- Mechanical specifications including: 44. All mechanical and electrical systems shall be installed in accordance with approved plans and governing codes... 45. All thermostats shall be of the automatic changeover type to sequence heating or cooling... 46. Equipment shall have the capacity of terminating all cooling at a temperature of not more than 78 degrees Fahrenheit...

Electrical (U.N.O by Electrical Engineer Drawings)

- Electrical specifications including: 51. All circuit breaker switched 120V AC light circuits or convience outlets, must use only type GFCI or AFCI circuit breakers... 52. Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6'-0" of the kitchen sink, shall be provided with ground fault interrupter switch (GFI)...



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CONSULTANTS

- Submittals, shop drawings, product samples, etc. shall be reviewed and accepted by TECHNE prior to final submittal to fabricator or suppliers... Construction Quality: 1. All construction shall be of the highest standards for materials and methods of installation...



995 Gateway Center Way, Suites 107 & 108, San Diego CA 92102

Prime Harvest, LLC
1210 Olive St., Ramona, CA 92065

APPLICANT

- Address Identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property... 6. Draft Conditions: 1. Lighting shall be provided to illuminate the interior, facade and the immediate surrounding area of the cannabis outlet...

Table with columns: D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100, D101, D102, D103, D104, D105, D106, D107, D108, D109, D110, D111, D112, D113, D114, D115, D116, D117, D118, D119, D120, D121, D122, D123, D124, D125, D126, D127, D128, D129, D130, D131, D132, D133, D134, D135, D136, D137, D138, D139, D140, D141, D142, D143, D144, D145, D146, D147, D148, D149, D150, D151, D152, D153, D154, D155, D156, D157, D158, D159, D160, D161, D162, D163, D164, D165, D166, D167, D168, D169, D170, D171, D172, D173, D174, D175, D176, D177, D178, D179, D180, D181, 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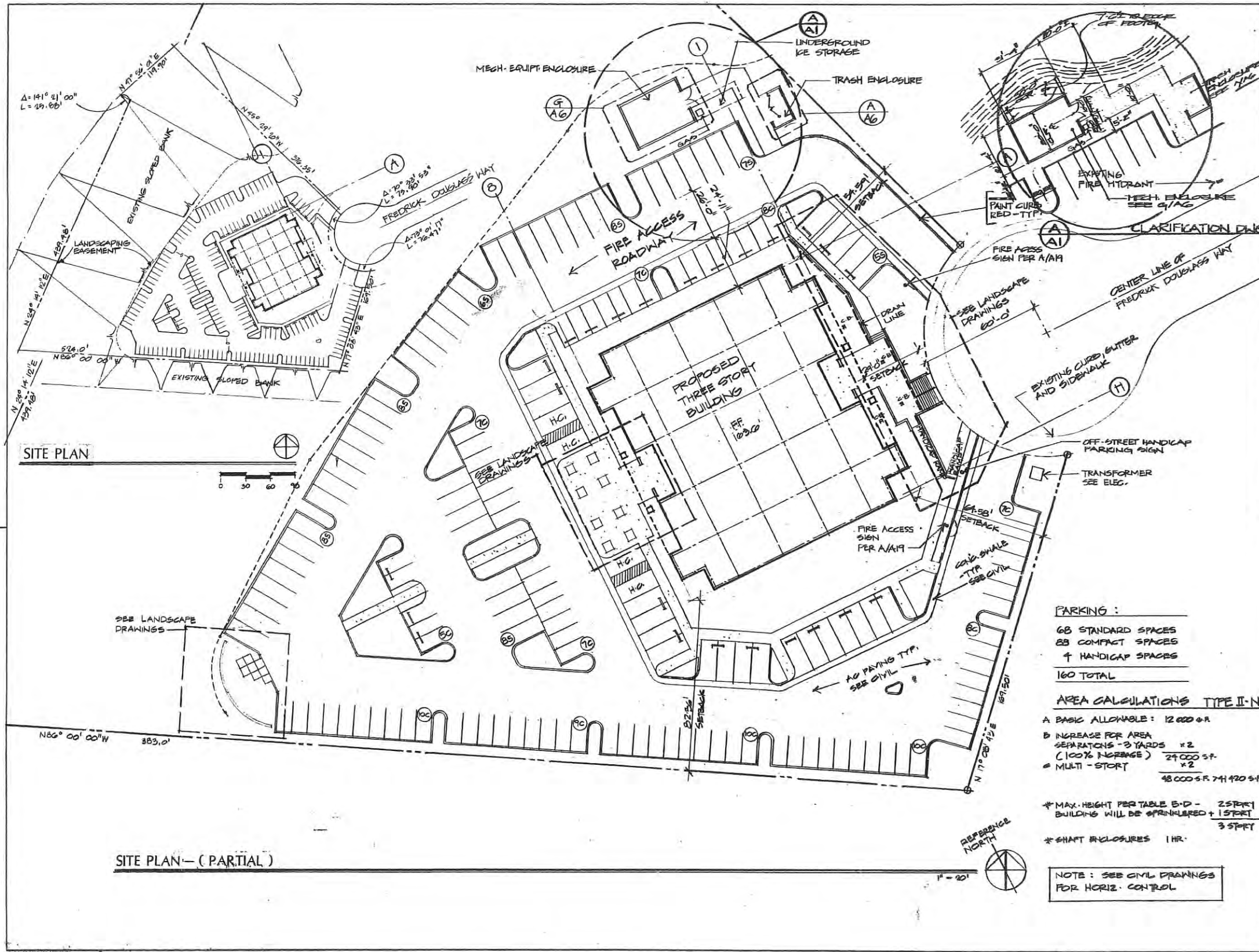
PROJECT NO.: 2215
CAD DWG FILE: 0201-040A COVER SHEET.DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.M.

Table with columns: MARJ. DATE, DESCRIPTION

GENERAL NOTES

G003
SHEET 3 OF 24

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SITE PLAN

SITE PLAN - (PARTIAL)

PARKING :
 68 STANDARD SPACES
 88 COMPACT SPACES
 4 HANDICAP SPACES
 160 TOTAL

AREA CALCULATIONS TYPE II-N
 A BASIC ALLOWABLE : 12,000 S.F.
 B INCREASE FOR AREA SEPARATIONS - 3 YARDS x 2 (100% INCREASE) 24,000 S.F.
 C MULTI - STORY x 2
 48,000 S.F. 74,420 S.F.

* MAX. HEIGHT PER TABLE B-D - 2 STORY BUILDING WILL BE SPRINKLERED + 1 STORY 3 STORY
 * SHAFT ENCLOSURES 1 HR.

NOTE : SEE CIVIL DRAWINGS FOR HORIZ. CONTROL

Delawie/Bretton Wilkes Associates AIA
 Planning (619) 299-4747
 Architecture 2827 Prudlio Drive San Diego Ca 92110

Date
 Revision
 Δ JUNE 11, 1987

GATEWAY MEDICAL CENTER

Job No STGATE
 Sheet Title
 SITE PLAN
 Sheet No. 10 of 70
 A1

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 DESIGN | DEVELOPMENT
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CONSULTANTS

10-07-2022

 Michael Moore AIA

995 Gateway Center Way,
 Suites 107 & 108,
 San Diego CA 92102

APPLICANT
 Prime Harvest, LLC
 1210 Olive St.,
 Ramona, CA 92065

01	08.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK DATE	DESCRIPTION
10/07/22 10:52 AM	

PROJECT NO: 2215
 CAD DWG FILE: 0001-0004 COVER SHEET.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CH'D BY: A.S., M.M.

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SHEET TITLE
 EXISTING APPROVED
 SITE PLAN - EXHIBIT
 (Reference Only)

G004

1 EXISTING APPROVED SITE PLAN - EXHIBIT (Reference Only)
 NTS

CONSULTANTS

10-07-2022



995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065



Date MAY 4, 1987

Revision

Δ JUNE 11, 1987

**GATEWAY
MEDICAL
CENTER**

Job No. STGATE

Sheet Title

**IRRIGATION
PLAN/NOTES**

CHK'D BY: A.S.M.M.

Sheet No. 12

12

01	08.07.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

DATE	DESCRIPTION
PROJECT NO: 2215	
CAD DWG FILE: 0000 IRRIGATION PLAN EXHIBIT - EXISTING DWG	
DRAWN BY: A.S., S.V., D.C., J.A.	
CHK'D BY: A.S.M.M.	

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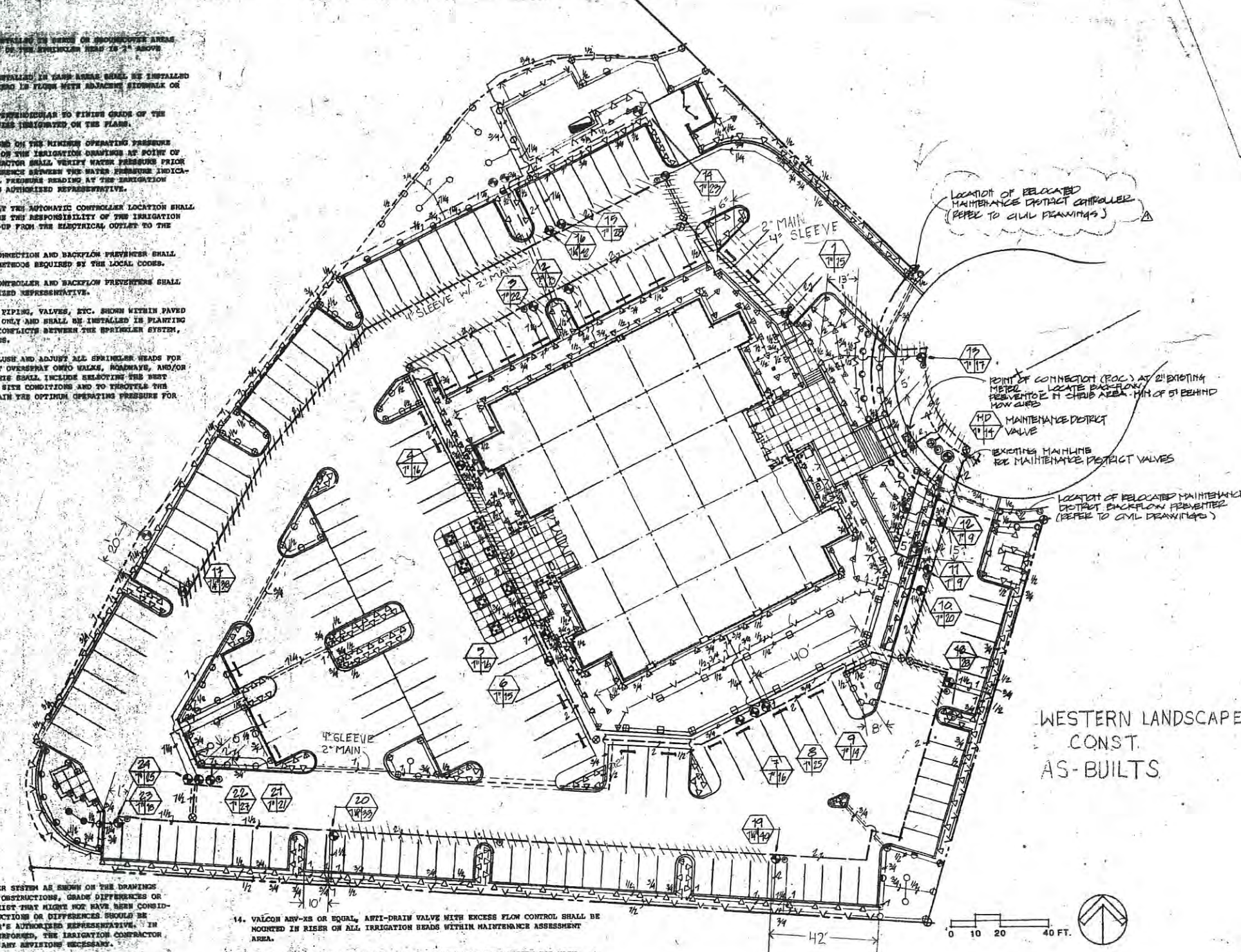
EXISTING APPROVED
IRRIGATION PLAN -
EXHIBIT(Reference Only)

G005

SHEET 5 OF 24

IRRIGATION NOTES

- ALL 800-UP STEEL SPRINKLER HEADS INSTALLED IN WALK OR DRIVEWAY AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISHED GRADE.
- ALL 800-UP STEEL SPRINKLER HEADS INSTALLED IN CURB AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON THE PLANS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE RICHNESS OPERATING PRESSURE AND THE MINIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE POINT ELECTRICAL POWER OUTLET BY THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL RACK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- ALL PIPING BETWEEN THE POINT OF CONNECTION AND BACKFLOW PREVENTER SHALL BE OF MATERIALS AND INSTALLATION METHODS REQUIRED BY THE LOCAL CODES.
- THE LOCATION OF THE AUTOMATIC CONTROLLER AND BACKFLOW PREVENTER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST COURSE OF LINE TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TYFON TAPE OR TYFON PIPE DOPS ON ALL SLEEVE THROUGHS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONSULTANTS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, CURBS, ROADWAYS, DRIVEWAYS, ETC.
- IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS. ALL PRESSURE PIPES AND CONTROL WIRES INSTALLED UNDER SIDEWALKS AND PAVED AREAS SHALL BE INSTALLED IN SLEEVES. ALL NON-PRESSURE PIPE INSTALLED UNDER SIDEWALKS AND PAVED AREAS SHALL BE INSTALLED IN SLEEVES.
- VALCON ANV-XS OR EQUAL, ANTI-DRAIN VALVE WITH EXCESS FLOW CONTROL SHALL BE MOUNTED IN RISER ON ALL IRRIGATION HEADS WITHIN MAINTENANCE ASSESSMENT AREA.
- REFER TO ENG. 21060-28 & 29-D FOR EXISTING IRRIGATION SYSTEM FOR MAINTENANCE ASSESSMENT DISTRICT.

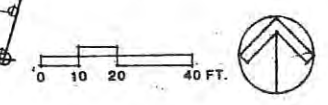


LOCATION OF RELOCATED MAINTENANCE DISTRICT CONTROLLER (REFER TO CIVIL DRAWINGS)

POINT OF CONNECTION (POC) AT 2\"/>

LOCATION OF RELOCATED MAINTENANCE DISTRICT BACKFLOW PREVENTER (REFER TO CIVIL DRAWINGS)

WESTERN LANDSCAPE
CONST.
AS-BUILTS



SEE SHEET 6 FOR IRRIGATION LEGEND & DETAILS



FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102 Project Number:

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 - Yes, SWPPP is required; skip questions 2-4. No, proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
 - Yes, WPCP is required; skip questions 3-4. No, proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 - Yes, WPCP is required; skip question 4. No, proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, patching, curb and gutter replacement, and retaining wall encroachments.
 - Yes, no document is required.

Check one of the boxes below and continue to Part B

 - If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
 - If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
 - If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

More information on the City's construction BMP requirements as well as CGP requirements can be found at <http://www.sandiego.gov/311>

Visit our web site: sandiego.gov/311
Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

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P1

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

- ASBS
 - Projects located in the ASBS watershed.
- High Priority
 - Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
 - Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
- Medium Priority
 - Projects that are not located in an ASBS watershed or designated as a High priority site.
 - Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
 - WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
- Low Priority
 - Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- "Yes" is checked for any number in Part C. Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
 - "No" is checked for all the numbers in Part C. Continue to Part D.
- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
 - Yes No
 - Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
 - Yes No
 - Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
 - Yes No

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P2

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofitted sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or,
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or,
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply. No, proceed to next question.
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply. No, proceed to next question.

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
- If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) codes 5813, 5814, and 5815) and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

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CLEAR FORM

P3

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site) and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 9013, 9014, 5541, 7512, 7526 or 7513, 7530. Yes No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. Yes No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS. Yes No
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. Yes No
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. Yes No
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. Yes No

Duane Alexander
Name of Owner or Agent
Title
8/1/2022
Date

Signature

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CLEAR FORM

P4



2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

10-07-2022



995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

D1	08.02.22	Completeness Review - 1st Submittal
D2	10.07.22	Conditional Use Permit - 2nd Submittal

DATE	DESCRIPTION
08/02/22 2:55:00 PM	

PROJECT NO: 2215

CAD DWG FILE: 0009 - STORM WATER REQUIREMENTS APPLICABILITY

DRAWN BY: A.S., S.V., D.C., J.A.

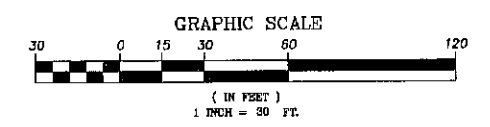
CHKD BY: A.S., M.M.

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SHEET TITLE

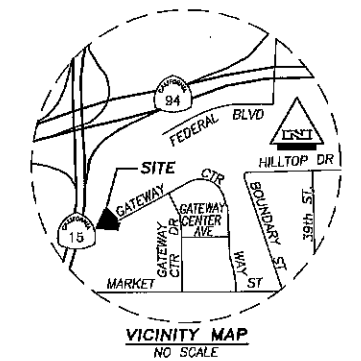
STORM WATER REQ. APPLICABILITY CHECKLIST

G006



- EASEMENT NOTES:**
- EASEMENTS FOR LANDSCAPING PURPOSES AS DEDICATED AND SHOWN ON MAP NO. 11512. PLOTTED HEREON.
 - THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED OR SEVERED BY MAP NO. 11512, WHICH AFFECTS STATE HIGHWAY 15. SHOWN HEREON.
 - MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-418562 OF OFFICIAL RECORDS. SHOWN HEREON.
 - AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JANUARY 14, 1988 AS INSTRUMENT NO. 88-018022 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

- LEGEND:**
- FOUND 3/4" IRON PIPE WITH DISC STAMPED "L.S. 4512" EXCEPT AS NOTED
 - FOUND LEAD AND DISC AS NOTED
 - ⊠ VAULT
 - ⊕ GAS METER/VALE
 - ⊕ WATER METER
 - ⊕ LIGHT POLE
 - BACK FLOW PREVENTION VALVE
 - ⊕ FIRE DEPARTMENT CONNECTION
 - TR TRASH RECEPTACLE
 - GE GENERATOR ENCLOSURE
 - HE HVAC ENCLOSURE
 - SCO SEWER CLEANOUT
 - SMH SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - CS CONCRETE SURFACE
 - DI DRAIN INLET
 - LS LANDSCAPE AREA
 - ⊕ FLAGPOLE
 - TRAFFIC FLOW
 - ♿ HANDICAPPED PARKING
 - T TRASH ENCLOSURE
 - ===== WALL
 - CHAIN LINK FENCE
 - GUARDRAIL
 - ABUTTERS RIGHTS OF ACCESS RELINQUISHED PER MAP NO. 11512
 - PROPERTY LINE



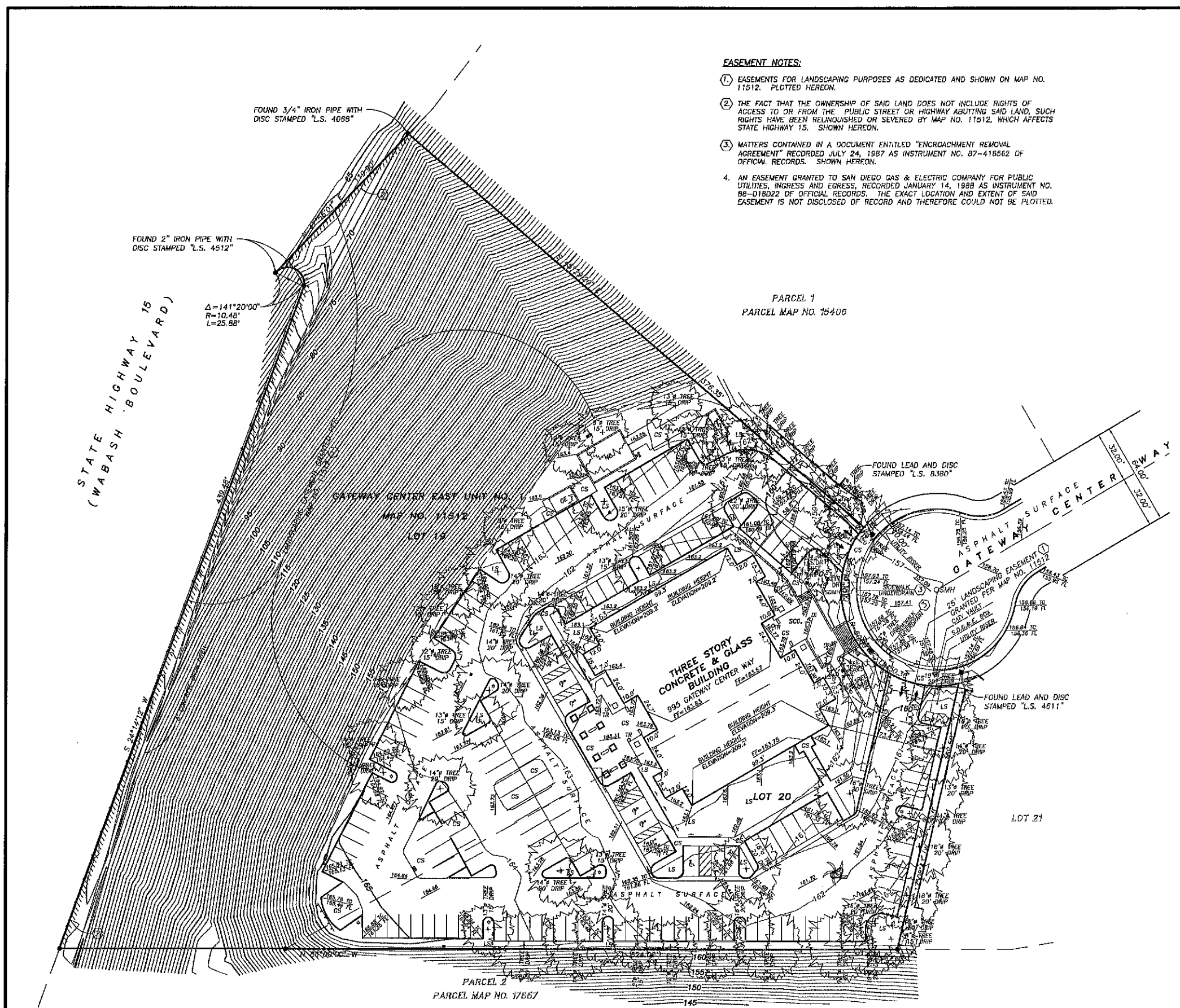
LEGAL DESCRIPTION:
LOTS 19 AND 20 OF GATEWAY CENTER EAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11512, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 14, 1986.

BASIS OF ELEVATION:
CITY OF SAN DIEGO VERTICAL CONTROL:
SOUTHWEST BRASS PLUG
HILLTOP DRIVE AND 39TH STREET
ELEVATION = 172.85 M.S.L. N.G.V.D. 1929 FEET



Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: PRIME HARVEST, LLC 1210 OLIVE STREET RAMONA, CALIFORNIA 92065		
San Diego Land Surveying & Engineering, Inc.		
7028 Conroy Court, San Diego, CA 92111-1017 Phone: (658) 565-8562 Fax: (658) 565-4354		
Date: 01-28-2020	Revised: 07-05-2022	Revised:
Scale: 1"=30'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Gateway Center Way 995 TP	A.P.N. 560-440-25	



STATE HIGHWAY 15
(WABASH BOULEVARD)

Δ=141°20'00"
R=10.48'
L=25.88'

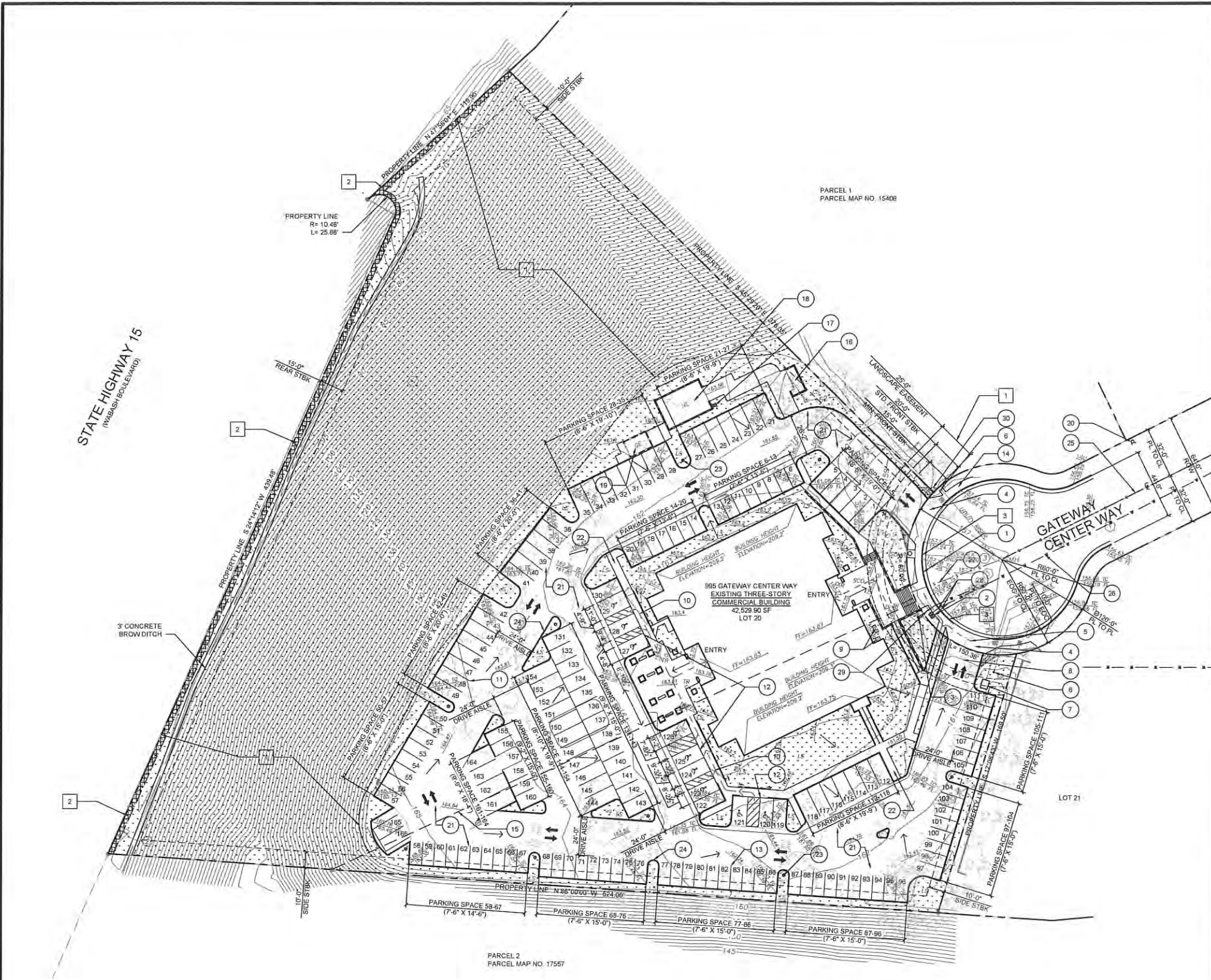
FOUND 3/4" IRON PIPE WITH DISC STAMPED "L.S. 4088"

FOUND 2" IRON PIPE WITH DISC STAMPED "L.S. 4512"

PARCEL 1
PARCEL MAP NO. 15400

PARCEL 2
PARCEL MAP NO. 17857

145



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING ON SITE SIDEWALK & HARDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE ROUTE

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.

B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.

C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.

D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.

E. Coordinate with other tenants the temporary shut-off of any site utilities.

F. No proposed improvement will block or alter the existing surface drainage flow pattern.

G. The existing water and sewer services will remain.

H. Refer to Topographic Survey for additional information.

I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHP Policy P-00-6 (JFC 901.4.4)

J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.

K. 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.

L. Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-0255.

- ### SITE PLAN KEYNOTES
1. EXISTING CURB AND GUTTER
 2. EXISTING WATER METERS
 3. EXISTING FIRE DEPARTMENT CONNECTION
 4. EXISTING PREVIOUSLY CONFORMING DRIVEWAY CURB CUT
 5. ACCESSIBLE PATH OF TRAVEL FROM RIGHT-OF-WAY
 6. EXISTING UTILITY RISER
 7. EXISTING SDG&E TRANSFORMER BOX
 8. EXISTING PAVED DRIVEWAY
 9. EXISTING BACKFLOW PREVENTER DEVICE
 10. ACCESSIBLE PATH OF TRAVEL TO REAR ENTRY FROM ACCESSIBLE PARKING SPACES
 11. EXISTING STANDARD PARKING SPACES
 12. EXISTING ACCESSIBLE PARKING
 13. EXISTING COMPACT PARKING SPACES
 14. EXISTING OFFSITE CONCRETE SIDEWALK
 15. EXISTING LOT LINE
 16. EXISTING TRASH ENCLOSURE
 17. EXISTING GAS METER
 18. EXISTING HVAC ENCLOSURE
 19. EXISTING GENERATOR ENCLOSURE
 20. EXISTING FIRE HYDRANT
 21. EXISTING ASPHALT SURFACE PARKING LOT
 22. EXISTING ON SITE WALKWAYS & HARDSCAPE
 23. EXISTING ON SITE LIGHT, STANDARD
 24. EXISTING ON SITE RAISED CURBS
 25. EXISTING 10" PVC SEWER MAIN - 22167-7-D
 26. EXISTING 12" ACP WATER MAIN - 22167-7-D
 27. EXISTING 6" SEWER LATERAL, EXISTING SEWER LATERAL TO BE RETAINED.
 28. EXISTING 2" WATER LATERAL, EXISTING WATER SERVICE TO BE RETAINED.
 29. EXISTING 6" FIRE SERVICE LINE TO BE RETAINED
 30. VISIBILITY TRIANGLE: 10' X 10'

EASEMENT NOTES

1. EASEMENTS FOR LANDSCAPING PURPOSES AS DEDICATED AND SHOWN ON MAP NO. 11512, PLOTTED HEREON.
2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ADJUTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED OR SEVERED BY MAP NO. 11512, WHICH AFFECTS STATE HIGHWAY 15, SHOWN HEREON.
3. MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-416562 OF OFFICIAL RECORDS, SHOWN HEREON.

TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
D 619-940-5814 M 313-595-5814

CONSULTANTS

10-05-2022

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

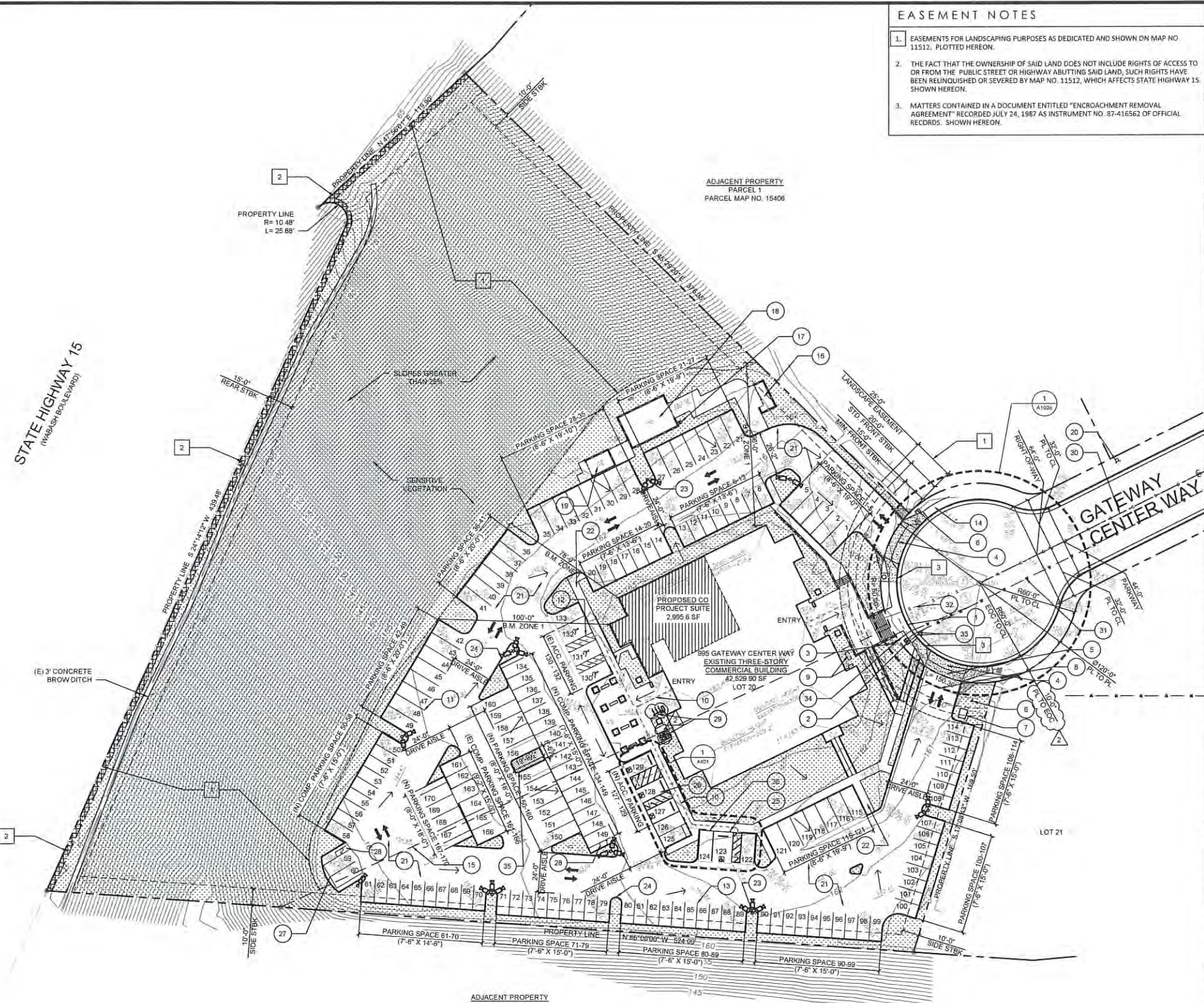
Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065



1 SITE PLAN - EXISTING
SCALE: 1/32" = 1'-0"

01	08.02.22	Completeness Review - 1st Submittal
02	10.05.22	Conditional Use Permit - 2nd Submittal
MARK DATE DESCRIPTION		
PROJECT NO: 2215		
CAD DWG FILE: A101 SITE PLAN - EXISTING DWG		
DRAWN BY: A.S., S.V., D.C., J.A.		
CHECKED BY: A.S., M.M.		
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SHEET TITLE		
SITE PLAN - EXISTING		
A101		
SHEET 8 OF 23		

STATE HIGHWAY 15
(WASHBURN BOULEVARD)



EASEMENT NOTES

- EASEMENTS FOR LANDSCAPING PURPOSES AS DEDICATED AND SHOWN ON MAP NO. 11512, PLOTTED HEREON.
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED OR SEVERED BY MAP NO. 11512, WHICH AFFECTS STATE HIGHWAY 15 SHOWN HEREON.
- MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-416562 OF OFFICIAL RECORDS, SHOWN HEREON.

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF PROPOSED CO. (PROJECT SUITE) - TENANT IMPROVEMENT
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING ON SITE SIDEWALK & HARDSCAPE
- AREA OF PROPOSED SIDEWALK (SDG-155) & DRIVEWAY (SDG-159)
- AREA OF PROPOSED LANDSCAPE WITH TREE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE ROUTE
- 21 PARKING SECURITY CAMERAS. REFER TO SHEET A110 FOR ADDITIONAL INTERIOR AND EXTERIOR SECURITY CAMERAS

SITE PLAN NOTES

- The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawings until written or verbal instructions are issued by TECHNE.
- Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- Coordinate with other tenants the temporary shutoff of any site utilities.
- No proposed improvement will block or alter the existing surface drainage flow pattern.
- The existing water and sewer services will remain.
- Refer to Topographic Survey for additional information.
- BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UJC 901.4.4).
- TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
- 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.
- Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
- Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.
- Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
- Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plan trees, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-0255.

- SITE PLAN KEYNOTES**
- EXISTING CURB AND GUTTER
 - EXISTING WATER METERS
 - EXISTING FIRE DEPARTMENT CONNECTION
 - PROPOSED NEW DRIVEWAY CURB CUT PER SDG-159
 - ACCESSIBLE PATH OF TRAVEL FROM RIGHT-OF-WAY
 - EXISTING UTILITY RISER
 - EXISTING SDG&E TRANSFORMER BOX
 - EXISTING PAVED DRIVEWAY
 - EXISTING BACKFLOW PREVENTER DEVICE
 - ACCESSIBLE PATH OF TRAVEL TO REAR ENTRY FROM ACCESSIBLE PARKING SPACES
 - EXISTING STANDARD PARKING SPACES
 - EXISTING ACCESSIBLE PARKING
 - EXISTING COMPACT PARKING SPACES
 - EXISTING OFFSITE CONCRETE SIDEWALK
 - EXISTING LOT LINE
 - EXISTING TRASH ENCLOSURE
 - EXISTING GAS METER
 - EXISTING HVAC ENCLOSURE
 - EXISTING GENERATOR ENCLOSURE
 - EXISTING FIRE HYDRANT (APPROXIMATELY 135 FT FROM PROPERTY)
 - EXISTING ASPHALT SURFACE PARKING LOT
 - EXISTING ON SITE SIDEWALK & HARDSCAPE
 - EXISTING ON SITE LIGHT, STANDARD
 - EXISTING ON SITE RAISED CURB
 - PROPOSED VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
 - RE-STRIPED ACCESSIBLE PARKING (VARIES, SEE ENLARGED PLAN ON SHEET A402)
 - PROPOSED STRIPED STANDARD PARKING SPACES (8'-0" X 18'-0")
 - PROPOSED STRIPED MOTORCYCLE PARKING SPACES (3'-0" X 8'-0")
 - PROPOSED SHORT-TERM AND LONG-TERM BICYCLE PARKING SPACES
 - EXISTING 10" PVC SEWER MAIN - 22167-7-D
 - EXISTING 12" ACP WATER MAIN - 22167-7-D

SITE PLAN KEYNOTES, CONT.

- EXISTING 6" SEWER LATERAL, EXISTING SEWER LATERAL TO BE RETAINED.
- EXISTING 2" WATER LATERAL, EXISTING WATER SERVICE TO BE RETAINED.
- EXISTING 8" FIRE SERVICE LINE TO BE RETAINED
- NEW LANDSCAPE ISLAND WITH TREE
- PROPOSED ELECTRIC VEHICLE CHARGING STATION (EVCS)



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2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

10-05-2022

RENEWAL

C-19371

RENEWAL

04/30/2023

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

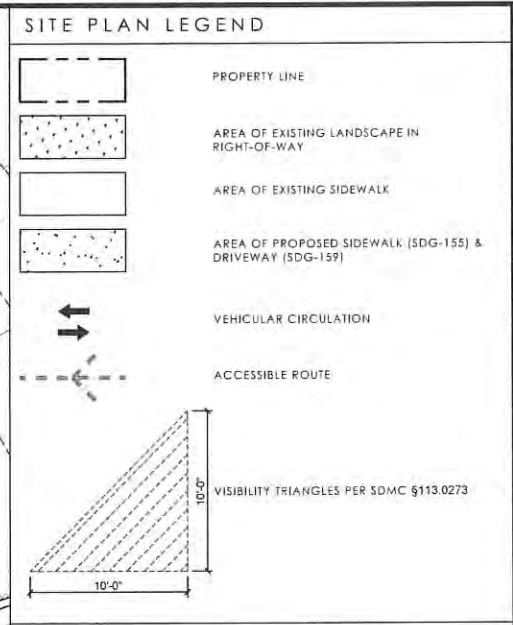
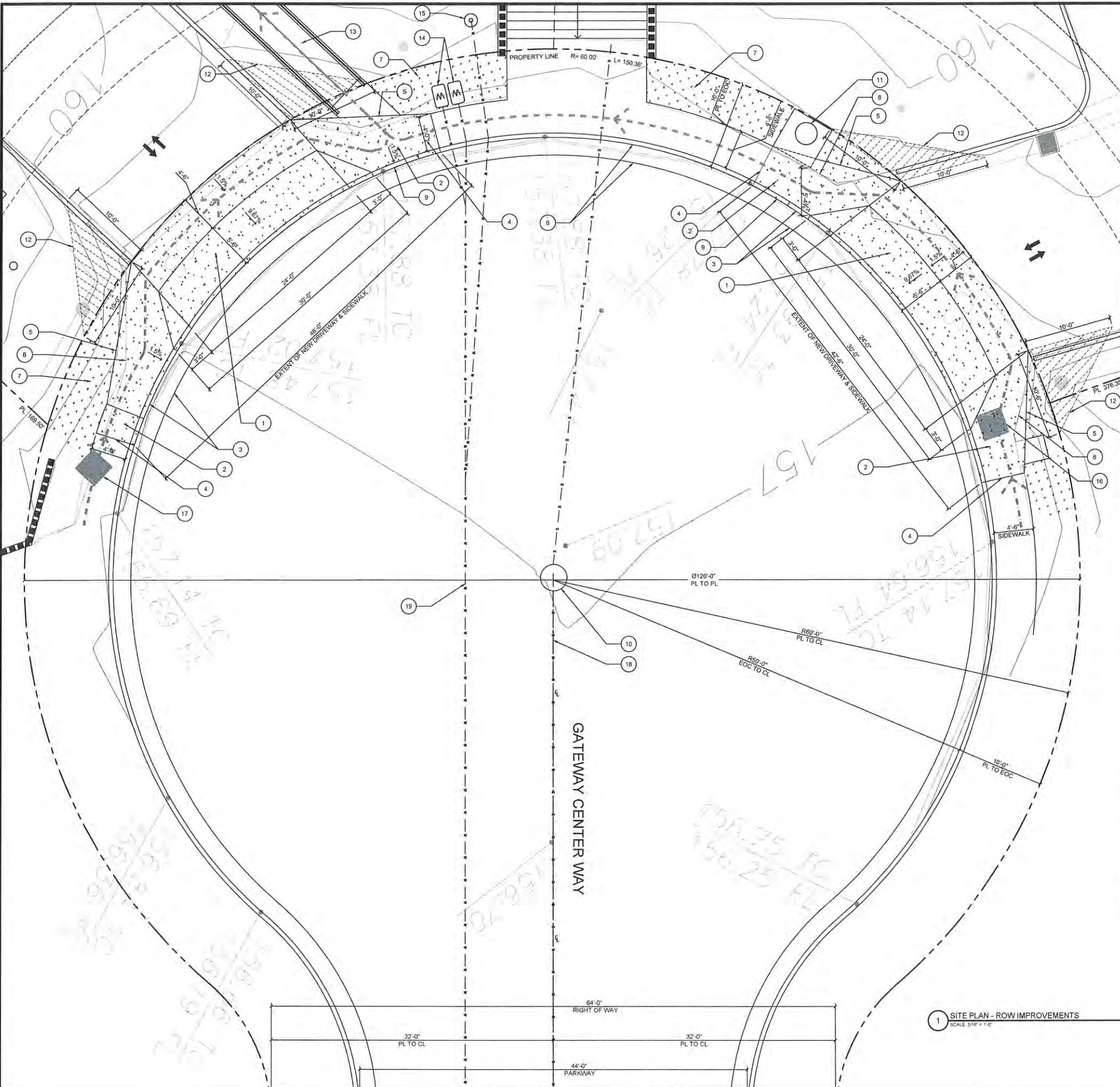
Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

01	08.02.22	Completeness Review - 1st Submittal
02	10.05.22	Conditional Use Permit - 2nd Submittal
MARK DATE DESCRIPTION		
09/20/22 4:52:18 PM		
PROJECT NO: 2215		
CAD DWG FILE: A102 B18 PLAN - PROPOSED.DWG		
DRAWN BY: A.S., S.V., D.C., J.A.		
CHK'D BY: A.S., M.M.		
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SHEET TITLE		

SITE PLAN - PROPOSED

A102

SHEET 9 OF 23



- ### SITE PLAN NOTES
- The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
 - Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
 - The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
 - Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
 - Coordinate with other tenants the temporary shutoff of any site utilities.
 - No proposed improvement will block or alter the existing surface drainage flow pattern.
 - The existing water and sewer services will remain.
 - Refer to Topographic Survey for additional information.
 - BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
 - TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
 - 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. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
 - Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.
 - Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
 - Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
 - Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram I13-0255.

- ### SITE PLAN KEYNOTES
- PROPOSED CONCRETE DRIVEWAY - TYPE A WITH CONTIGUOUS SIDEWALK, PER SAN DIEGO STANDARD DRAWINGS SDG-159
 - PROPOSED SIDEWALK PER SDG-155
 - PROPOSED CURB AND GUTTER PER SDG-151
 - PROPOSED SIDEWALK JOINT PER SDG-156
 - PROPOSED CONTIGUOUS SIDE WALK 2:1 TRANSITION
 - EXISTING CURB & GUTTER
 - EXISTING LANDSCAPE IN RIGHT-OF-WAY
 - OUTLINE OF EXISTING SIDEWALK
 - EXISTING SIDEWALK UNDERDRAIN TO REMAIN
 - EXISTING MANHOLE TO REMAIN
 - EXISTING STORM DRAIN MANHOLE TO REMAIN
 - 10'x10' VISIBILITY TRIANGLE
 - EXISTING ACCESSIBLE WALKING SURFACE FROM ROW TO BUILDING'S ENTRY
 - EXISTING WATER METER
 - EXISTING FIRE DEPARTMENT CONNECTION
 - FOUND LEAD AND DISC STAMPED "L.S. 8380"
 - FOUND LEAD AND DISC STAMPED "L.S. 4611"
 - EXISTING 10" PVC SEWER MAIN - 22167-7-D
 - EXISTING 12" ACP WATER MAIN - 22167-7-D

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CONSULTANTS

10-07-2022

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 Ramona, CA 92065

01	08.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2215
 CAD DWG FILE: A102A SITE PLAN - ROW IMPROVEMENTS.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.M.

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SHEET TITLE

SITE PLAN - ROW IMPROVEMENTS

A102a

SHEET 10 OF 24



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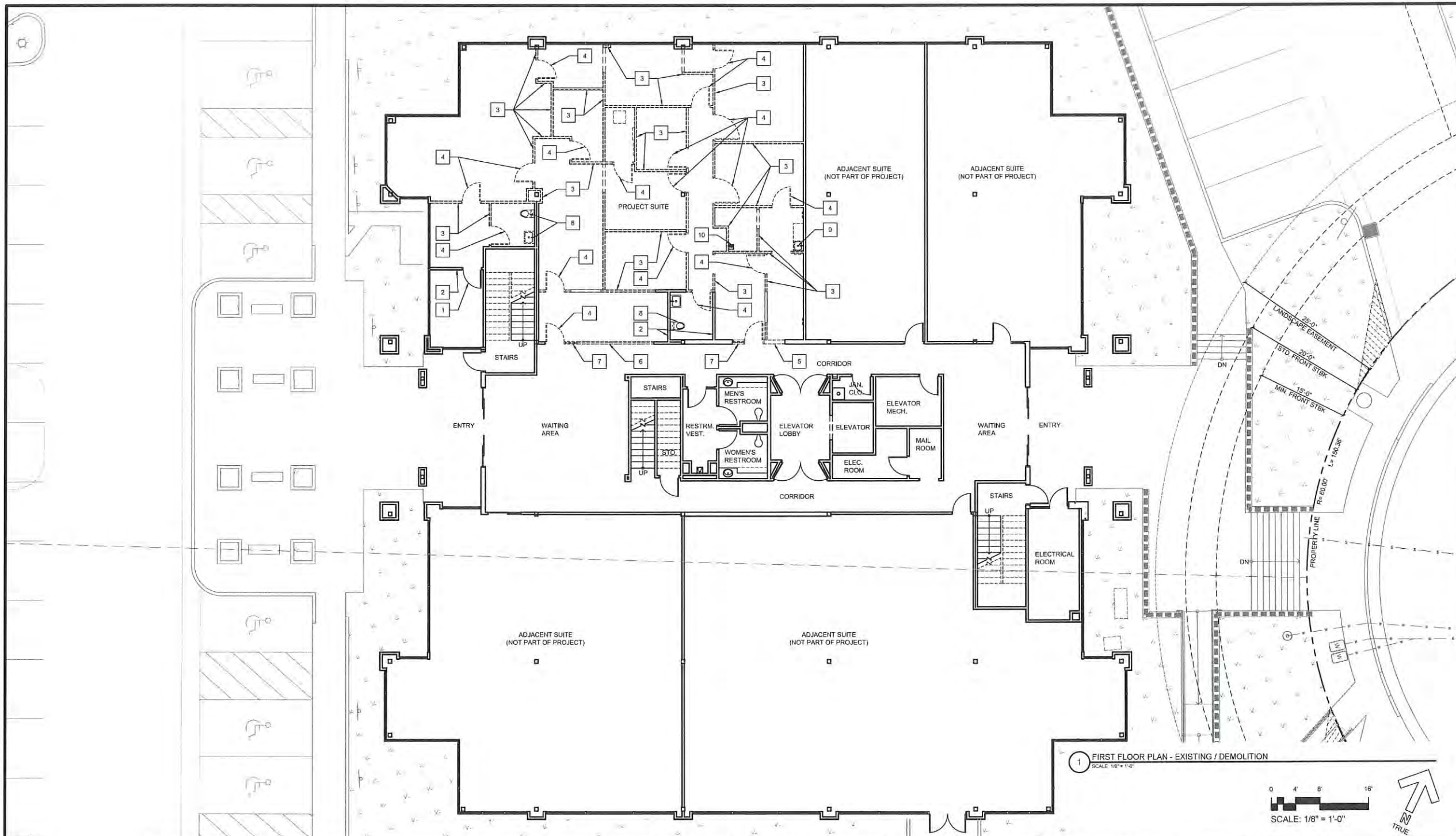
10-07-2022



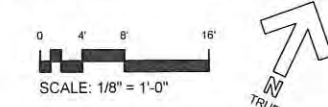
995 Gateway Center Way,
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San Diego CA 92102

APPLICANT

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Ramona, CA 92065



1 FIRST FLOOR PLAN - EXISTING / DEMOLITION
SCALE: 1/8" = 1'-0"



DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (5), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedule.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.

- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable or unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING NON-BEARING, NON-SHEARWALL WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING MISC. ITEM TO BE REMOVED
- EXISTING STRUCTURAL COLUMN TO REMAIN

DEMOLITION PLAN KEYNOTES

- EXISTING DOOR TO REMAIN.
- EXISTING INTERIOR NON-BEARING, NON-SHEARWALL WALL TO REMAIN.
- REMOVE EXISTING INTERIOR NON-BEARING, NON-SHEARWALL WALL.
- REMOVE EXISTING DOOR.
- REMOVE EXISTING WALL AND PREPARE OPENING FOR NEW DOOR.
- REMOVE EXISTING WALL AND PREPARE OPENING FOR NEW WINDOW.
- REMOVE EXISTING WINDOW.
- REMOVE AND RELOCATE EXISTING PLUMBING FIXTURES.
- REMOVE EXISTING PLUMBING FIXTURES.
- CAP EXISTING FLOOR DRAIN.

FLOOR PLAN NOTES

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- DIMENSIONS**
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.D.)
 - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

01	08.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal
MARK DATE DESCRIPTION		
PROJECT NO: 2215		
CAD DWG FILE: A103 FIRST FLOOR PLAN - EXISTING DWG		
DRAWN BY: A.S., S.V., D.C., J.A.		
CHK'D BY: A.S., M.M.		
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SHEET TITLE		
FIRST FLOOR PLAN - EXISTING / DEMOLITION		
A103		
SHEET	11	OF 24

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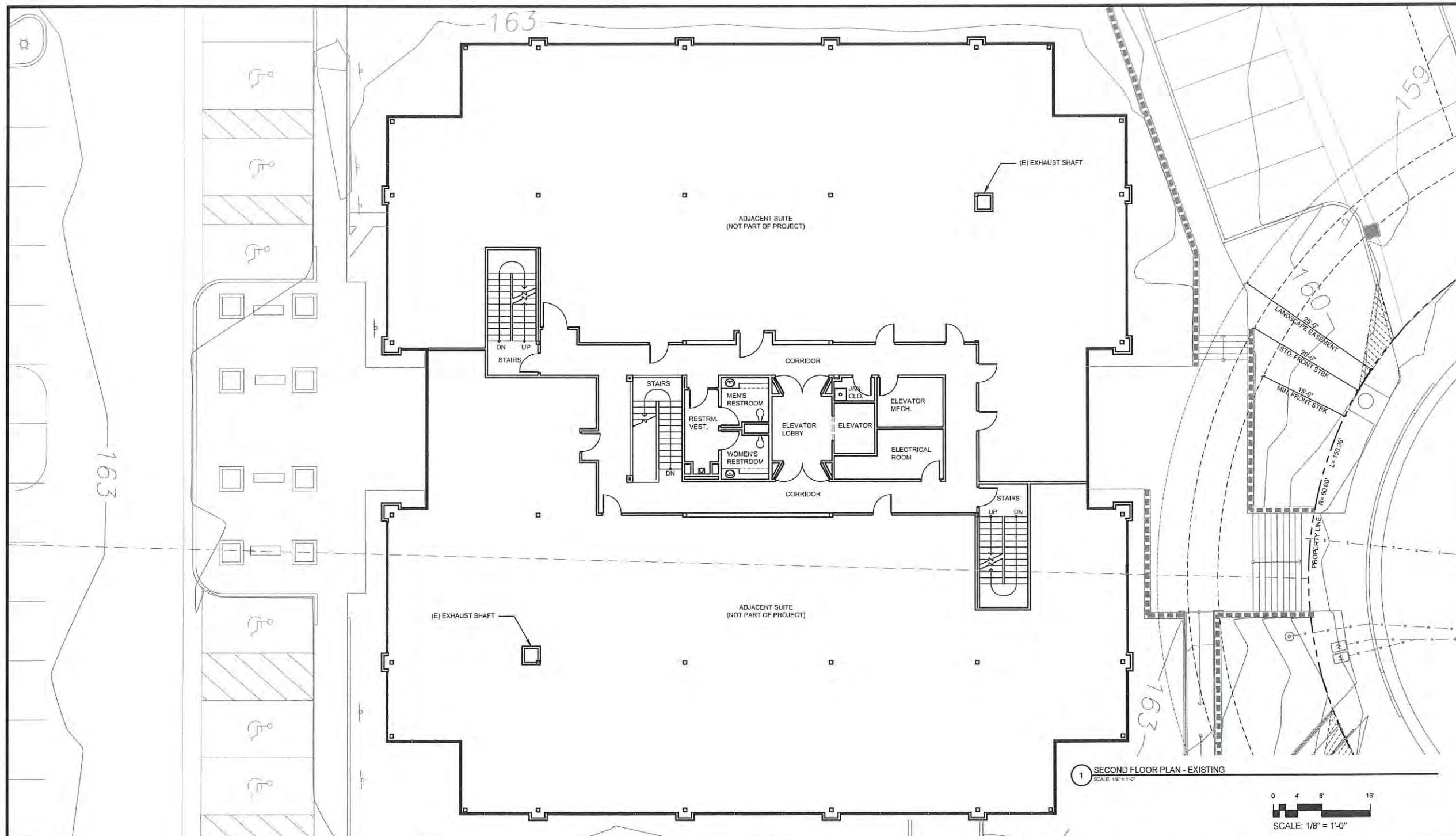
10-07-2022



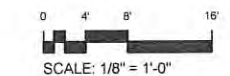
995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065



1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



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FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING MISC. ITEM TO REMAIN
- EXISTING STRUCTURAL COLUMN TO REMAIN

FLOOR PLAN NOTES

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 - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
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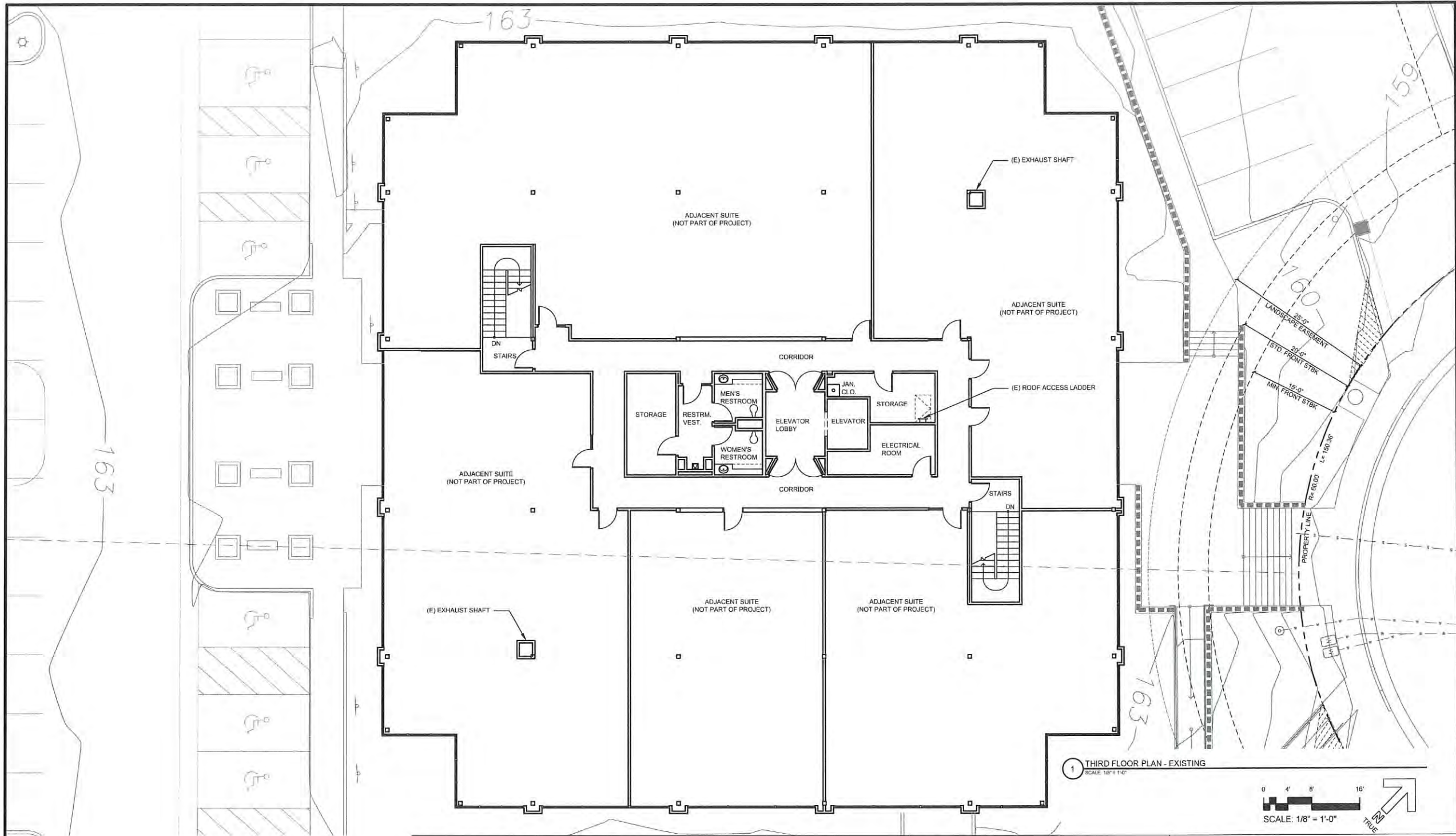
D1	08.07.22	Completeness Review - 1st Submittal
D2	10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION
	09/20/22 14:44 PM	

PROJECT NO: 2215
CAD DWG FILE: A104 SECOND FLOOR PLAN - EXISTING DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.M.

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SECOND FLOOR PLAN - EXISTING

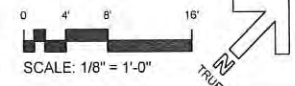


995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

1 THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



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FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING MISC. ITEM TO REMAIN
- EXISTING STRUCTURAL COLUMN TO REMAIN

FLOOR PLAN NOTES

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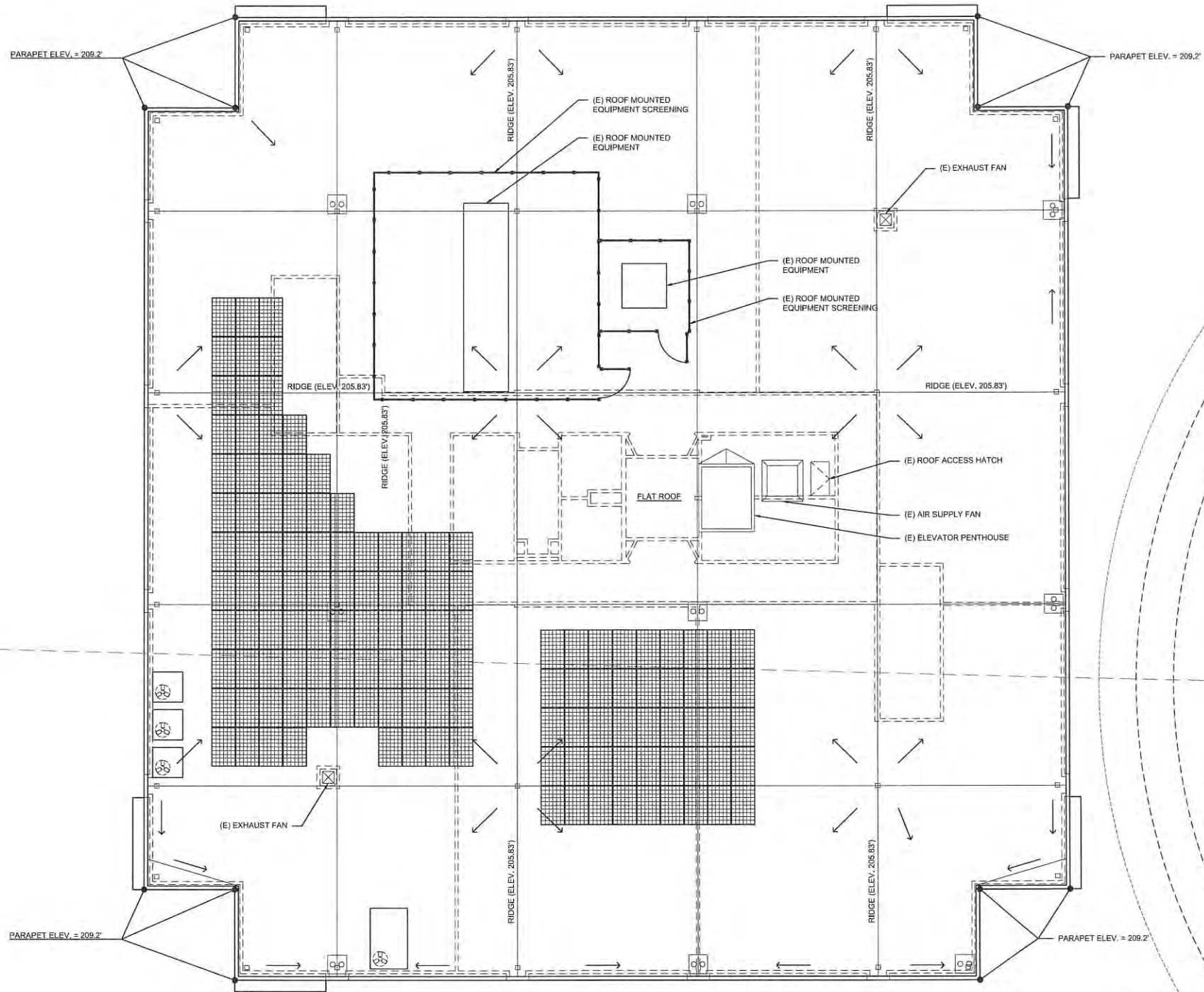
01	08.07.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK DATE DESCRIPTION
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 PROJECT NO: 2215
 CAD DWG FILE: A108 THIRD FLOOR PLAN- EXISTING DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.M.

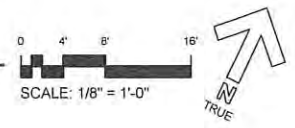
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SHEET TITLE

THIRD FLOOR PLAN - EXISTING



1 ROOF PLAN - EXISTING
SCALE 1/8" = 1'-0"



ROOF PLAN LEGEND	
	ROOF SLOPE INDICATOR
	OUTLINE OF WALLS BELOW
	EXISTING ROOF DRAIN
	EXISTING MECHANICAL EQUIPMENT
	EXISTING PHOTOVOLTAIC PANELS

ROOF PLAN NOTES
L. EXISTING ROOFTOP EQUIPMENT TO REMAIN

CONSULTANTS

10-07-2022



995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102
APPLICANT

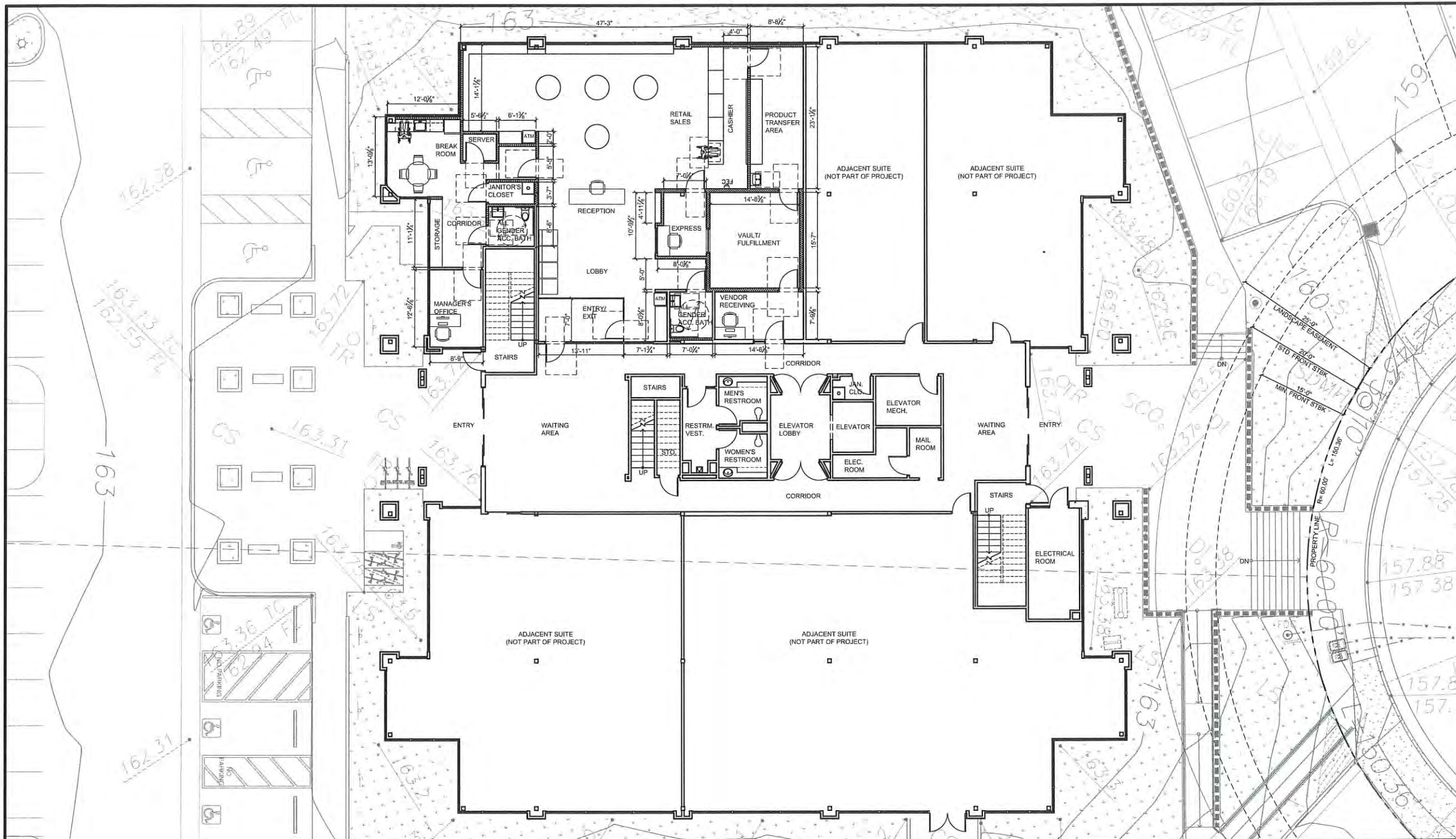
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PROJECT NO: 2215
CAD DWG FILE: A 06 ROOF PLAN - EXISTING.DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.M.

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SHEET TITLE
ROOF PLAN - EXISTING



TECHNE
DESIGN | DEVELOPMENT

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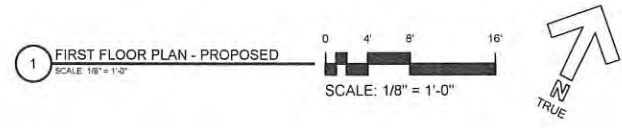
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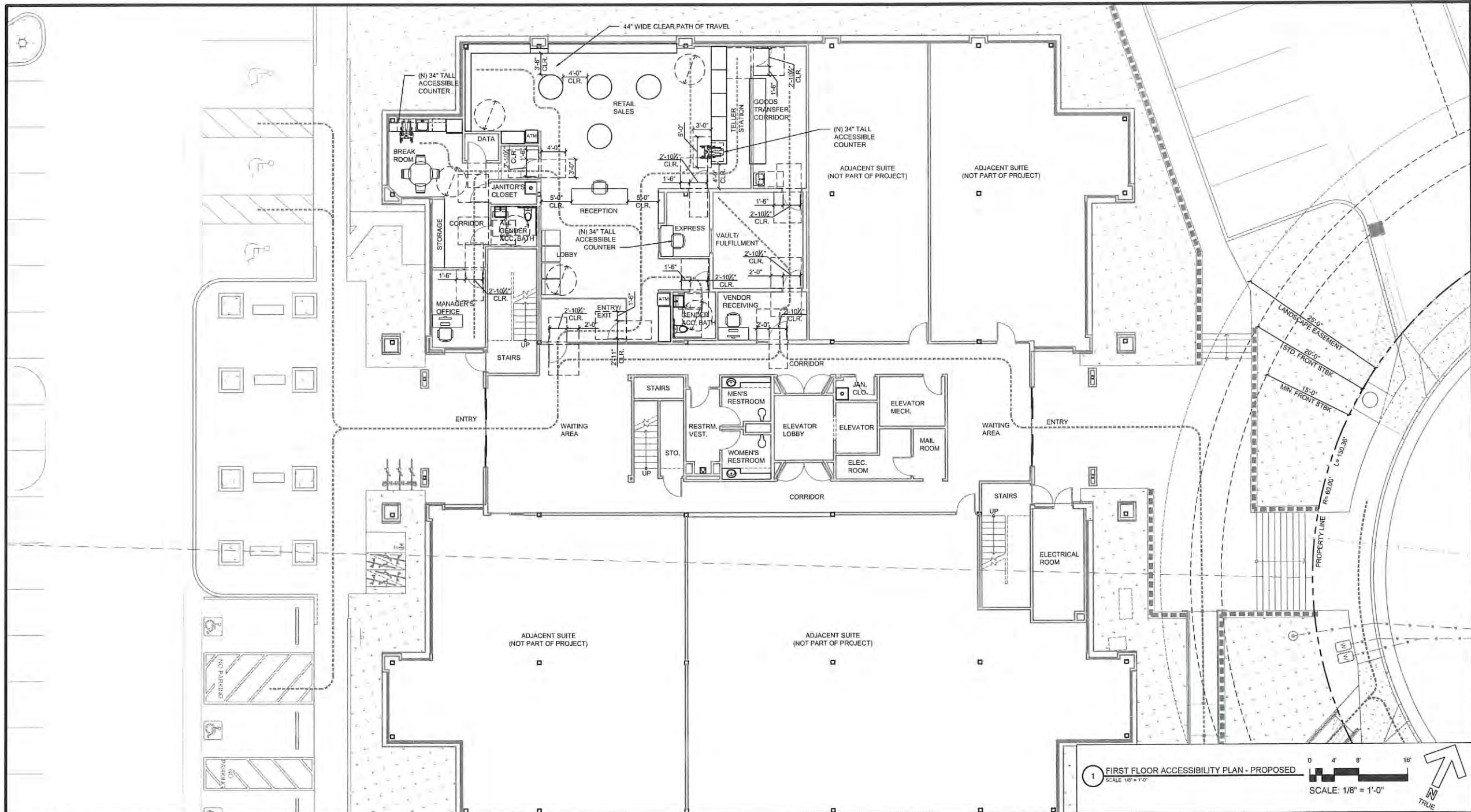
ODOR SUPPRESSION MEASURES

- The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted CO to the satisfaction of the Development Services Department.
- The project will implement a strategy of filtering any exhaust air through a carbon scrubber to mitigate odor and will also design the HVAC system with negative and positive pressure rooms, as appropriate, to control the flow of air and to prevent it from escaping the building. The carbon scrubber (filtering system) shall be Air Box 4+ Stealth Edition 3,500 CFM 12" Flange or similar as specified by a qualified licensed design professional.

FLOOR PLAN LEGEND

	EXISTING NON-STRUCTURAL INTERIOR WALL
	PROPOSED NON-STRUCTURAL INTERIOR WALL: 3/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
	PROPOSED NON-STRUCTURAL INTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
	DOOR SYMBOL
	WINDOW SYMBOL
	FIRE EXTINGUISHER CABINET

01	18.07.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal
MARK DATE DESCRIPTION		
PROJECT NO: 2215		
CAD DWG FILE: A107 FIRST FLOOR PLAN - PROPOSED - C.DWG		
DRAWN BY: A.S., S.V., D.C., J.A.		
CHK'D BY: A.S., M.M.		
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SHEET TITLE		
FIRST FLOOR PLAN - PROPOSED		
A107		
SHEET 15	OF	24



CONSULTANTS

10-07-2022

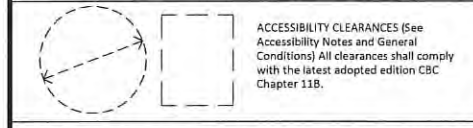


995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT
Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

1 FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

ACCESSIBILITY PLAN LEGEND



ACCESSIBLE REACH RANGES NOTES

- Reach ranges shall comply with CBC Sec 11B-308
- Unobstructed forward reach:
 - High forward reach shall be a maximum of 48 inches and low forward reach shall be a minimum of 15 inches above finished floor.
- Obstructed high reach:
 - Where reach depth is a maximum 20 inches, high forward reach shall be a maximum of 48 inches above finished floor.
 - Where reach depth exceeds 20 inches, high forward reach maximum shall be 44 inches and reach depth maximum shall be 25 inches.
 - Clear floor space extending underneath obstruction elements for a distance not less than required reach depth over obstruction.
- Where a parallel approach is allowed, unobstructed side reach shall be per CBC figure 11B-308.3.1
 - High side reach shall be a maximum of 48 inches and minimum of 15 inches above finished floor.
- Where parallel approach is allowed, obstructed side reach shall be per CBC Figure 11B-308.3.2
 - Height of obstruction 34 inches maximum.
 - Depth of obstruction 24 inches maximum.
 - Where reach depth is a maximum of 10 inches, high side reach maximum shall be 48 inches.
 - Where reach depth exceeds 10 inches, high side reach maximum shall be 46 inches and reach depth maximum shall be 24 inches.

ACCESSIBILITY NOTES

- At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
- At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
- At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
- Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
- Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (914 mm) minimum. There shall be no projections into the required clear opening width not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
- Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4.1, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances. (CBC Sec. 11B-404.2.4)
- Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4.4)
- Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig. 11B-404.2.4.3)
- Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
- Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
- The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; Sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
- Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
- Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
- The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
- Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
- PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
- Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
- Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
- Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)

EGRESS & ACCESSIBILITY NOTES

- ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.
- MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.
- DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.
- MINIMUM EGRESS WIDTH - The total width of means of egress in (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)
- DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)
- EGRESS - Egress doors must be readily operable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)
- EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)
- EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec. 1008.2.1)
- ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec. 1008.3)
- In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
- Interior exit access stairways and ramps.
 - Interior and exterior exit stairways and ramps.
 - Exit passageways.
 - Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
 - Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)
- The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec. 1008.3.4)
- ILLUMINATION LEVEL UNDER EMERGENCY POWER. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)
- This facility will not utilize delayed egress components or systems.

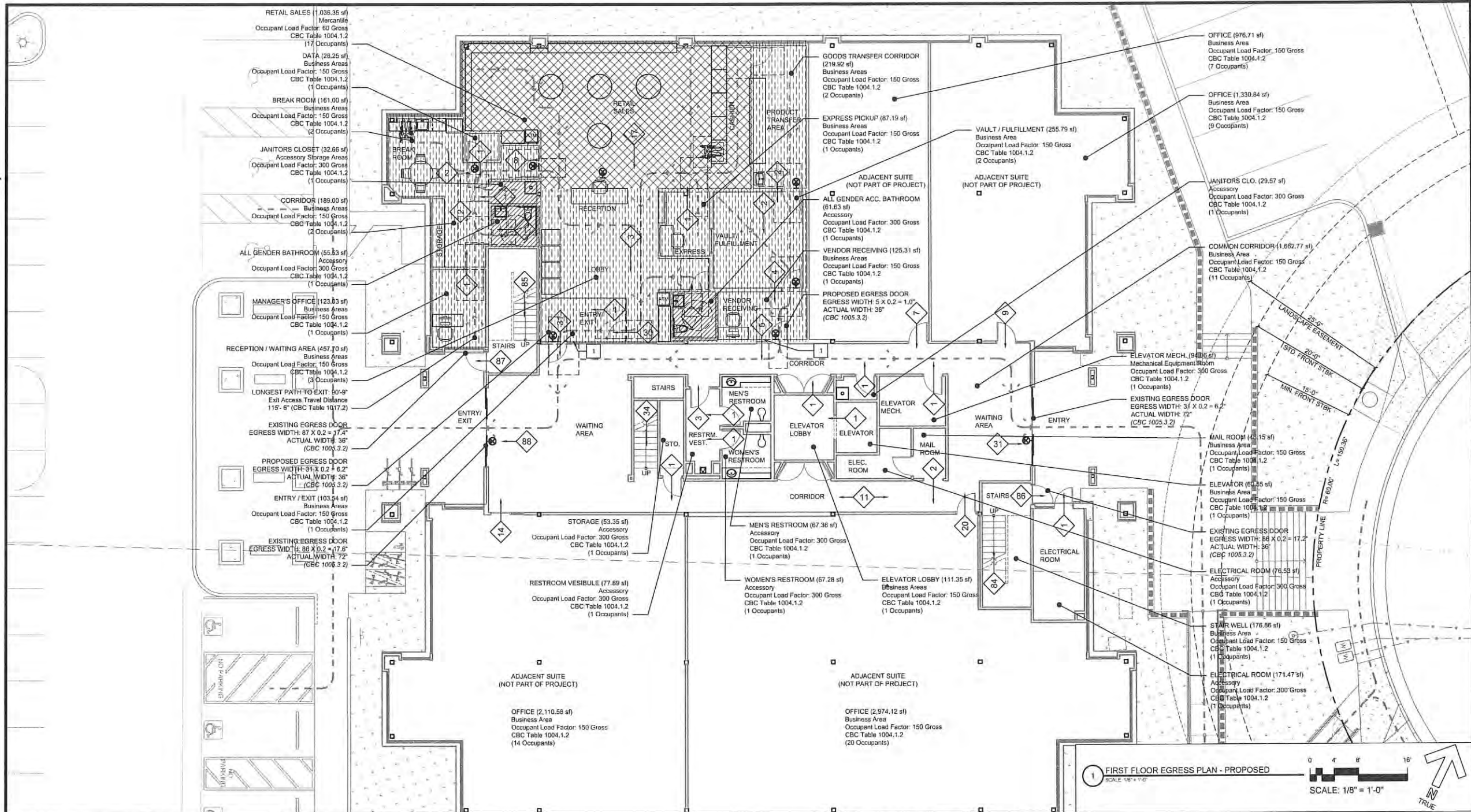
NO.	DATE	DESCRIPTION
01	08.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION
PROJECT NO:	2215	
CAD DWG FILE:	A108-100-FIRST FLOOR EGRESS ACCESSIBILITY PLAN - 10/07/2022.dwg	
DRAWN BY:	A.S., S.V., D.C., J.A.	
CHK'D BY:	A.S., M.M.	

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SHEET TITLE
FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED
A108

SHEET 16 OF 24



EGRESS PLAN LEGEND

	FUNCTION OF SPACE: Mercantile Occupant Factor: 60 gross Class C - Flame Spread Classification for walls and ceiling per CBC Table 903.11
	FUNCTION OF SPACE: Business areas Occupant Factor: 150 gross Class C - Flame Spread Classification for walls and ceiling per CBC Table 903.11
	FUNCTION OF SPACE: Accessory Occupant Factor: 300 gross Class C - Flame Spread Classification for walls and ceiling per CBC Table 903.11

EGRESS PLAN KEYNOTES

	TACTILE EXIT SIGN
	WALL MOUNTED EMERGENCY EXIT SIGN

- ### ACCESSIBILITY NOTES
- At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
 - At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
 - Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
 - Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
 - Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (914 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
 - Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (CBC Sec. 11B-404.2.4)
 - Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4)
 - Maneuvering clearances for forward approach shall be provided when an obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig. 11B-404.2.4.3)
 - Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
 - Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
 - The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; Sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
 - Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
 - Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
 - The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
 - Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
 - PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
 - Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
 - Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
 - Door closes and gate closes shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)

- ### EGRESS & ACCESSIBILITY NOTES
- ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.
- MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.
- DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.
- MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)
- DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)
- EGRESS - Egress doors must be readily operable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)
- EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)
- EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec. 1008.2.1)
- ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec. 1008.3)
- In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
- Interior exit access stairways and ramps.
 - Interior and exterior exit stairways and ramps.
 - Exit passageways.
 - Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
 - Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)
- The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec. 1008.3.4)
- Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)
- This facility will not utilize delayed egress components or systems.

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10-07-2022

995 Gateway Center Way,
 Suites 107 & 108,
 San Diego CA 92102

APPLICANT

Prime Harvest, LLC
 1210 Olive St.,
 Ramona, CA 92065

DATE	DESCRIPTION
08.02.22	Completeness Review - 1st Submittal
10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION
CAD DWG FILE	A:\BA\09 FIRST FLOOR EGRESS ACCESSIBILITY PLAN	
DRAWN BY	A.S., S.V., D.C., J.A.	
CHK'D BY	A.S., M.M.	

PROJECT NO: 2215

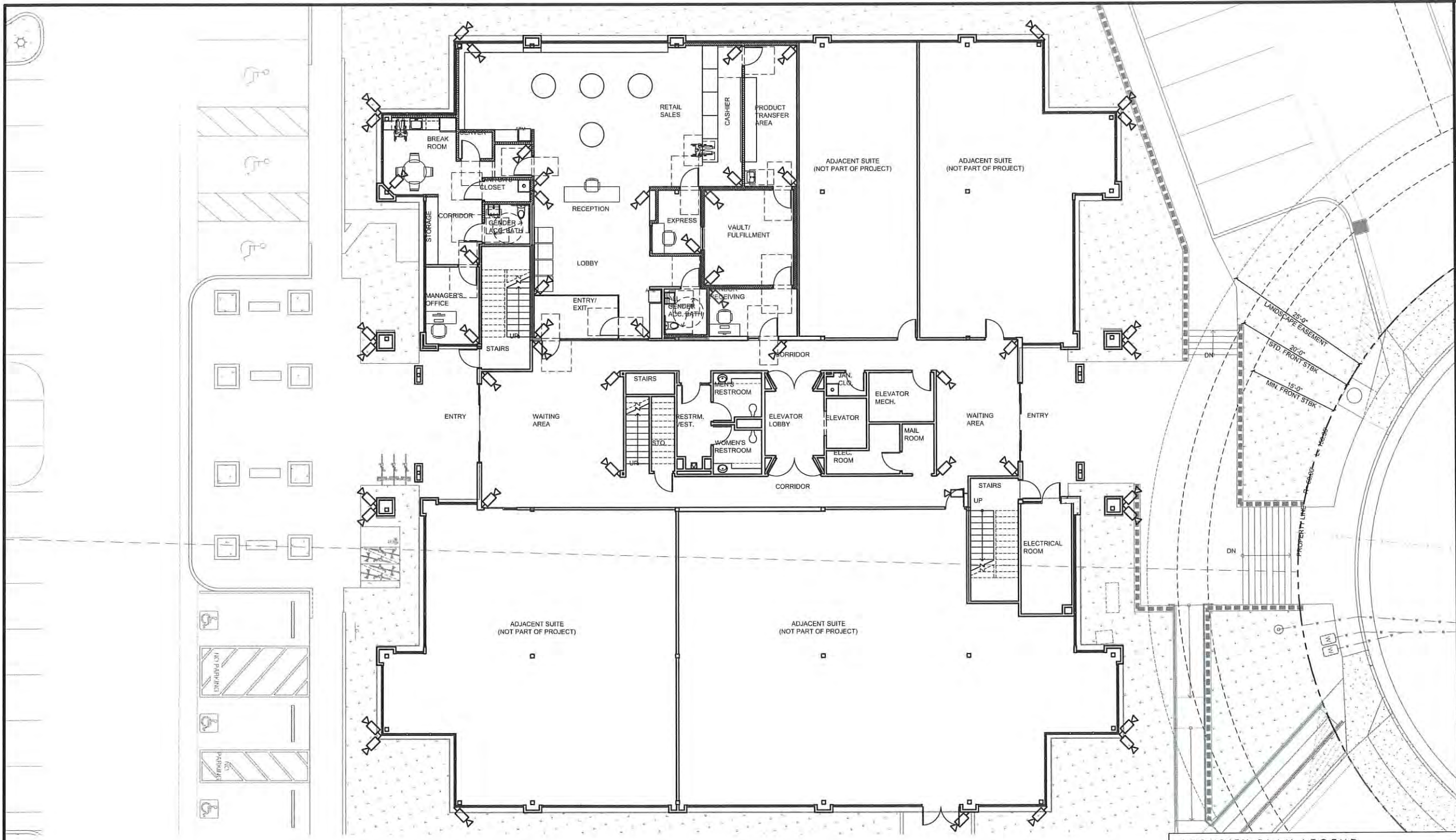
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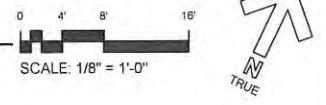
FIRST FLOOR EGRESS PLAN - PROPOSED

A109

SHEET 17 OF 24



1 FIRST FLOOR SECURITY PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



SECURITY PLAN LEGEND

- SECURITY CAMERA
- 30 - INTERIOR SECURITY CAMERAS
- 21 - EXTERIOR SECURITY CAMERAS
- *REFER TO SHEET A102 FOR PARKING SECURITY CAMERAS
- LEVEL 1 BULLET RESISTANT WALL
(Doors and windows located in bullet resistant walls shall also be bullet resistant)
- FULL HEIGHT BULLET RESISTANT GLASS, PLASTIC OR LAMINATE SHIELD OR BULLET RESISTANT ARMOR PANELS

SECURITY PLAN NOTES

1. REFER TO CONDITION USE PERMIT CONDITIONS FOR ADDITIONAL INFORMATION, SHEET G002.

TECHNE
DESIGN | DEVELOPMENT

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o 619-940-5814 m 313-595-5814

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995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102
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1210 Olive St.,
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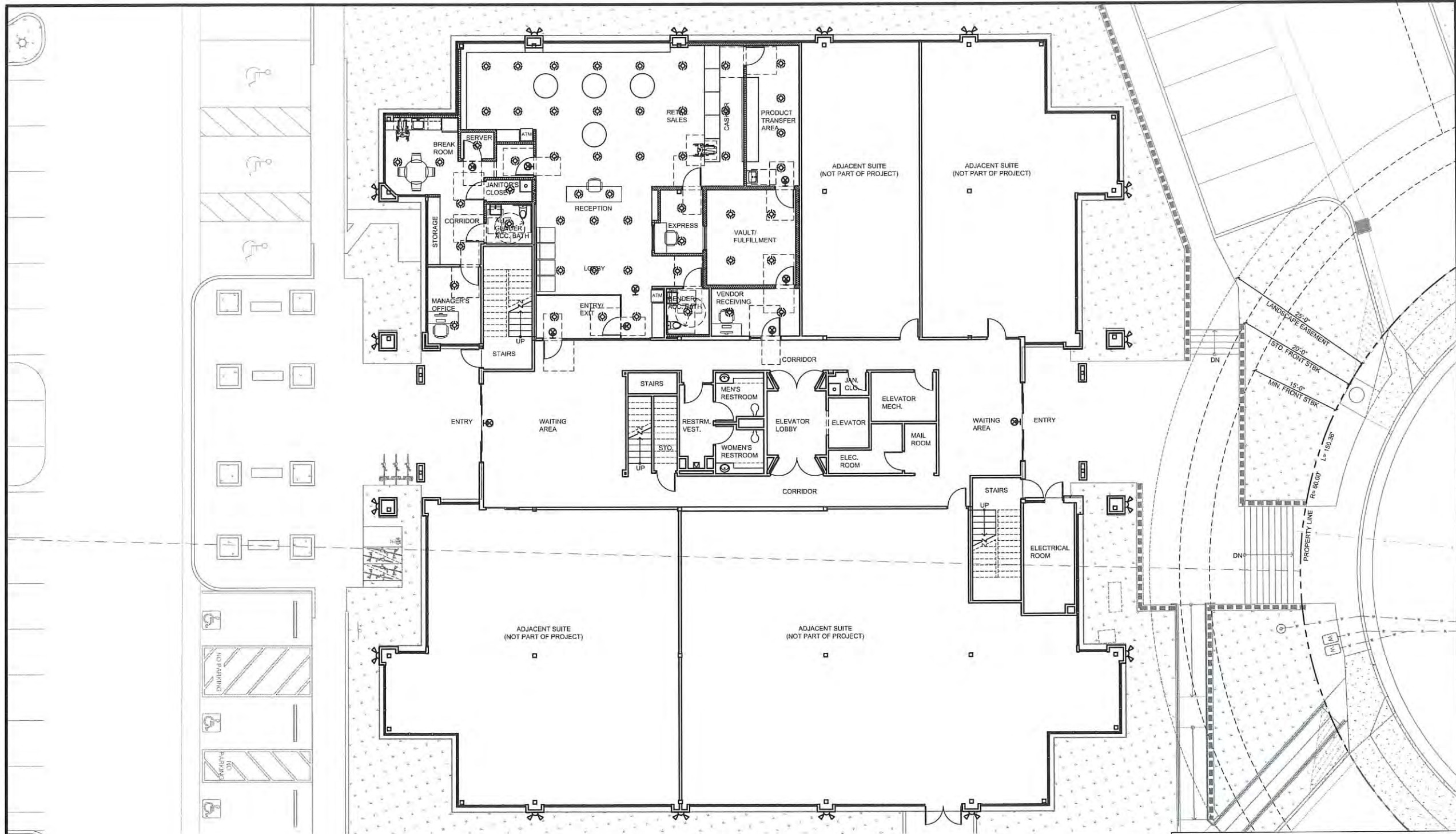
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MARK	DATE	DESCRIPTION
	10/07/22 2:31 PM	PROJECT NO: 2215
		CAD DWG FILE: A110 FIRST FLOOR SECURITY PLAN - PROPOSED.DWG
		DRAWN BY: A.S., S.V., D.C., J.A.
		CHKD BY: A.S., M.M.

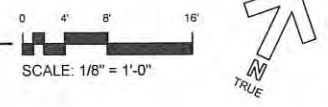
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SHEET TITLE
**FIRST FLOOR
SECURITY PLAN -
PROPOSED**




A110
SHEET 18 OF 24



1 FIRST FLOOR LIGHTING PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



LIGHTING PLAN LEGEND

-  RECESSED CAN LIGHT
-  WALL MOUNTED LIGHT
-  EMERGENCY EXIT SIGN

LIGHTING PLAN NOTES

- A. ALL PARKING AREAS SHALL BE ILLUMINATED
- B. ALL AREAS AROUND THE BUILDING SHALL BE ILLUMINATED
- C. LIGHTING SHALL BE SHIELD SO AS TO NOT ILLUMINATE ADJACENT PROPERTIES

TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 ☎ 619-940-5814 📠 313-595-5814

CONSULTANTS

10-07-2022



995 Gateway Center Way,
 Suites 107 & 108,
 San Diego CA 92102

APPLICANT

Prime Harvest, LLC
 1210 Olive St.,
 Ramona, CA 92065

D1	10.03.22	Completeness Review - 1st Submittal
D2	10.07.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2215
 CAD DWG FILE: A111 FIRST FLOOR LIGHTING PLAN - PROPOSED.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.M.

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SHEET TITLE
**FIRST FLOOR
 LIGHTING PLAN -
 PROPOSED**

A111

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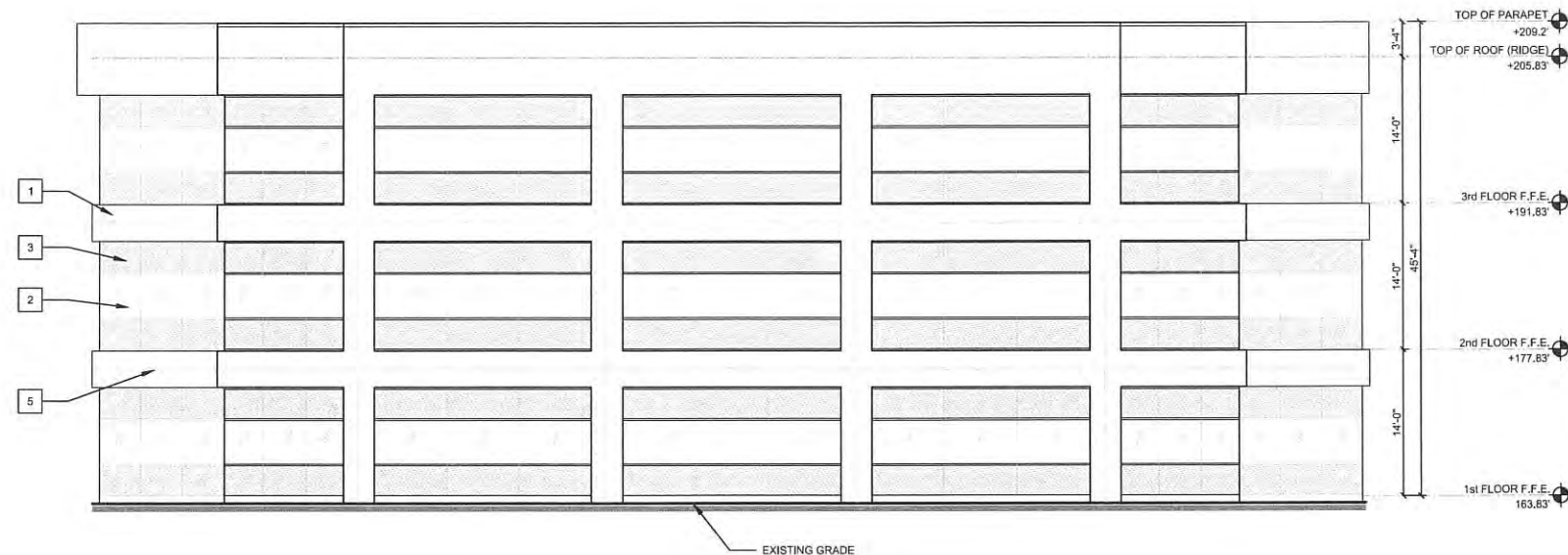
10-07-2022



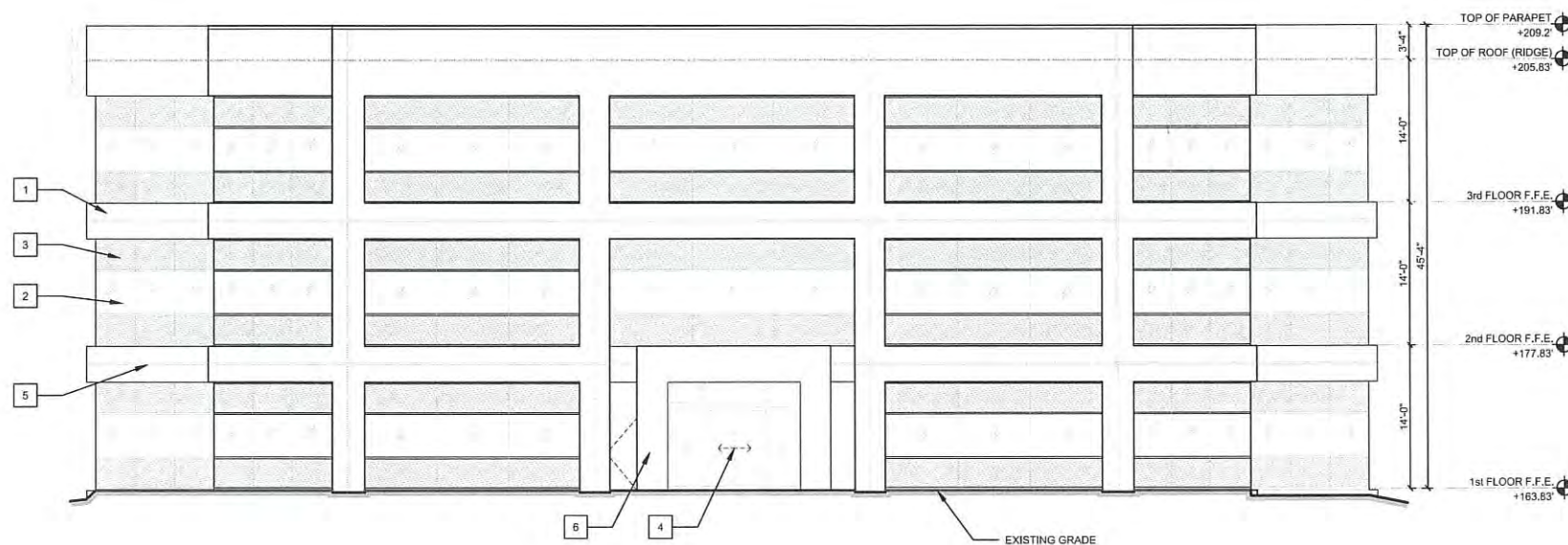
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APPLICANT

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 1210 Olive St.,
 Ramona, CA 92065



1 NORTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING VISION GLASS TO REMAIN.
3. EXISTING SPANDREL GLASS TO REMAIN.
4. EXISTING EXIT DOOR TO REMAIN.
5. EXISTING EXPANSION JOINT TO REMAIN.
6. EXISTING ALUMINUM CLADDING TO REMAIN.

ELEVATION NOTES

Elevations shown are relative to mean sea level.

01	08.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2215

CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - EXISTING DWG

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SHEET TITLE

EXTERIOR
 ELEVATIONS -
 EXISTING

A201

CONSULTANTS

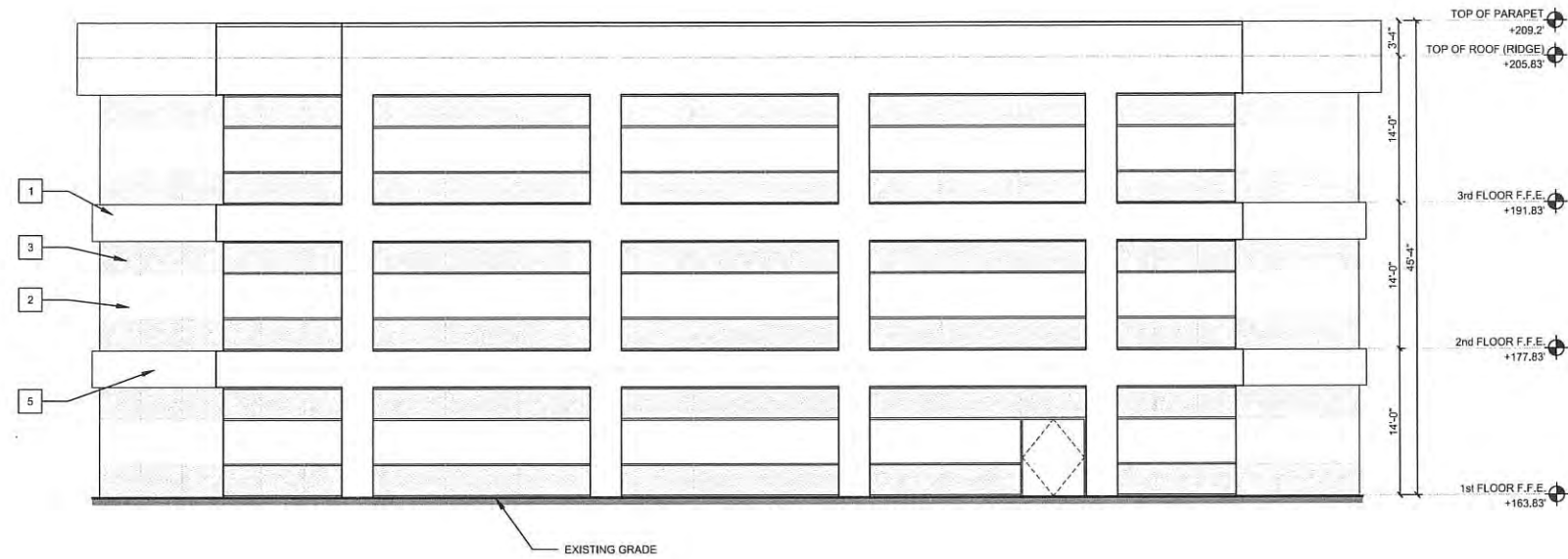
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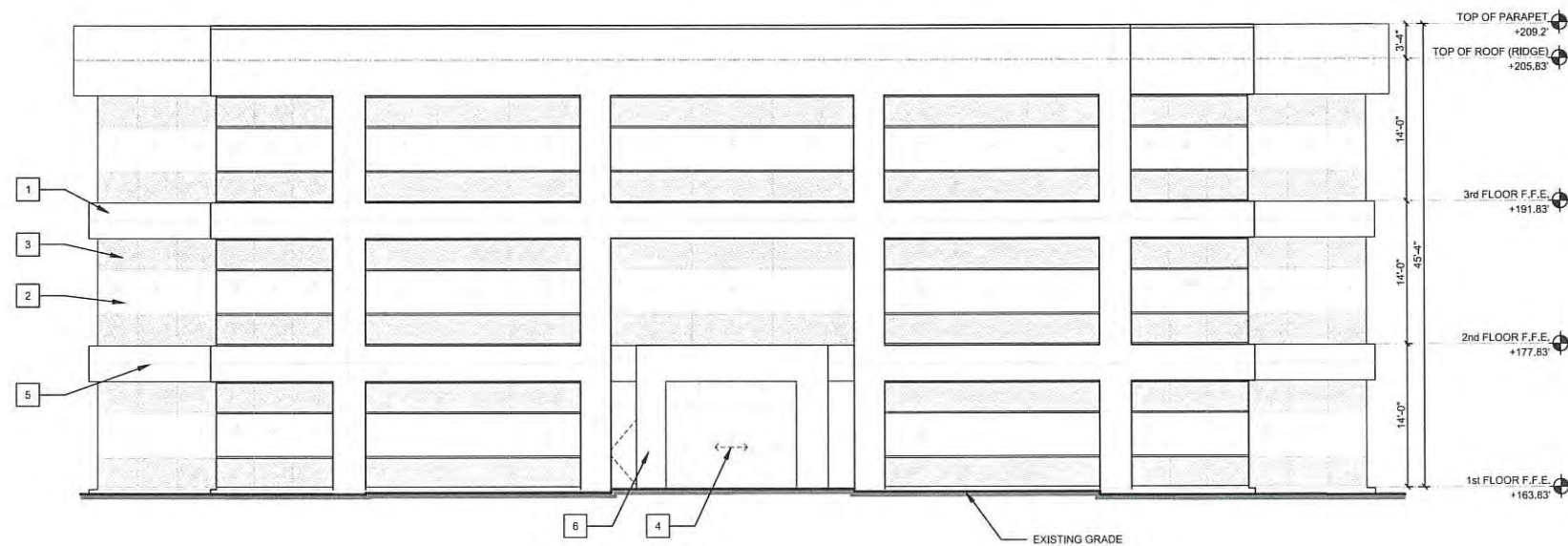
995 Gateway Center Way,
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Prime Harvest, LLC
 1210 Olive St.,
 Ramona, CA 92065



1 SOUTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING VISION GLASS TO REMAIN.
3. EXISTING SPANDREL GLASS TO REMAIN.
4. EXISTING STOREFRONT TO REMAIN.
5. EXISTING EXPANSION JOINT TO REMAIN.
6. EXISTING ALUMINUM CLADDING TO REMAIN.

ELEVATION NOTES

Elevations shown are relative to mean sea level.

01	18.03.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2215

CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - EXISTING DWG

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EXTERIOR
 ELEVATIONS -
 EXISTING

A202

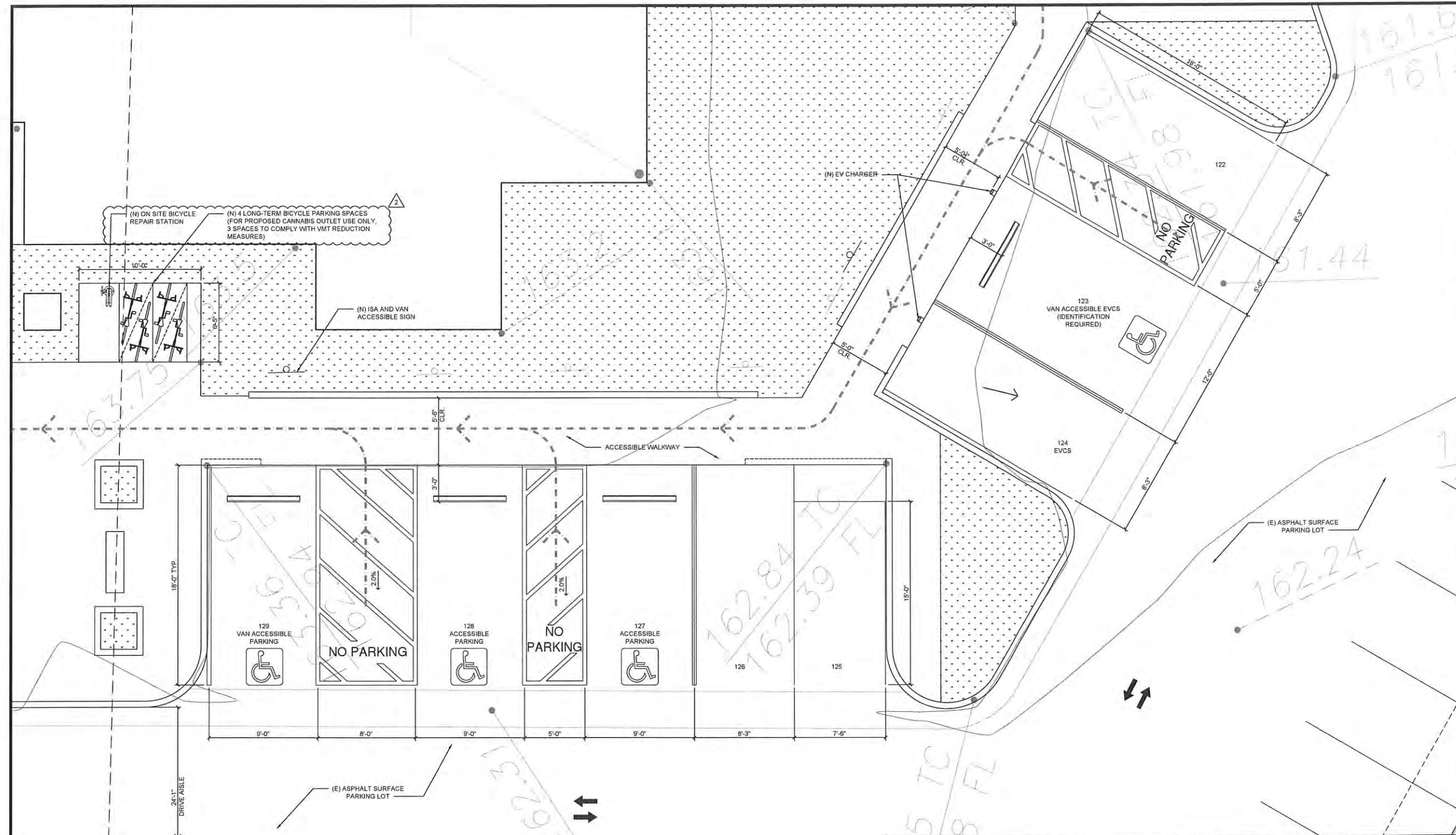
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Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065



1 ENLARGED ACCESSIBLE PARKING PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



SITE PLAN NOTES

- A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- E. Coordinate with other tenants the temporary shutoff of any site utilities.
- F. No proposed improvement will block or alter the existing surface drainage flow pattern.
- G. The existing water and sewer services will remain.
- H. Refer to Topographic Survey for additional information.
- I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per PHFS Policy P-00-6 (UFC 901.4.4)
- J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
- K. 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.

SITE PLAN LEGEND

- OUTLINE OF EXISTING BUILDING
- AREA OF EXISTING HARDSCAPE
- AREA OF PROPOSED HARDSCAPE
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE PATH OF TRAVEL

01	18.02.22	Completeness Review - 1st Submittal
02	10.07.22	Conditional Use Permit - 2nd Submittal
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PROJECT NO: 2215		
CAD DWG FILE: A41 ENLARGED ACCESSIBLE PARKING PLAN.DWG		
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SHEET TITLE		

ENLARGED ACCESSIBLE PARKING PLAN - PROPOSED

SUMMARY OF LANDSCAPE CALCULATIONS
Industrial Development / 995 Gateway Center Way

STREET YARD
Total Area 4,379 s.f.
Planting Area Required 1,094 s.f. Provided 2,328 s.f. Excess Area Provided 1,234 s.f.
Planting Points Required 218 Provided 3,340 Excess Points Provided 3,121
Planting Area As Hardscape 0 s.f. Points Achieved Through Trees 3,340

FACADE PLANTING AREA
Length of Street Wall 122 L.
Planting Area Required 610 s.f. Provided 860 s.f. Excess Area Provided 250 s.f.
Planting Points Required 305 Provided 443 Excess Points Provided 138

LONG-TERM MAINTENANCE

ALL REQUIRED ON-SITE LANDSCAPE AREAS AS SHOWN ON THESE PLANS, INCLUDING THE RIGHT-OF-WAY, 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 WITHIN 90 DAYS AND PRIOR TO FINAL LANDSCAPE INSPECTION.

ADJACENT PROPERTIES BRUSH MANAGEMENT MAINTENANCE
BRUSH MANAGEMENT ON ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNER. FOR MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR-BRUSHWEED COMPLAINT LINE AT (619) 533-4444.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT.	SPREAD	FORM / FUNCTION	POINTS
Street Yard Existing Trees							
(1)	Ficus nitida Indian Laurel	5	12" cal. min. avg.	30'	30' x 30'	Upright, spreading / Screening, Shade	1,500
(2)	Podocarpus gracilior Fern Pine	6	12" cal. min. avg.	25'	25' x 25'	Upright, spreading / Screening, Shade	1,800
Proposed Trees							
(3)	Lophostemon confertus Brisbane Box	2	24" box	20' x 15'		Upright, spreading / Accent, Shade	40

ADJACENT PROPERTY
PARCEL 1
PARCEL MAP NO. 15400

PLANTING LEGEND (Cont.)

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT.	SPREAD	FORM / FUNCTION	POINTS
Existing Shrubs							
(4)	Abutilon grandiflora Glossy Abelia	-	4' x 4'			Upright, arching / Accent, Scale	-
(5)	Carissa grandiflora Natal Plum	-	4' x 4'			Upright, spreading / Screening, Scale	-
(6)	Pithecolobium l. 'Variegata' Varig. Mock Orange	-	4' x 4'			Upright, spreading / Accent, Scale	-
Proposed Groundcover							
(7)	Myoporum p. 'Pulau Creek' P. C. Myoporum	1 gal. @ 2' o.c.				Low, spreading / Flowers, texture	LID -
Existing Groundcover							
(8)	Diosperma alba Iceplant	Continuous				Low, spreading / Flowers, texture	LID -
Summary							
Total Plant Points Required							3,340
Excess							3,121

Facade Planting Area

Proposed Trees							
(3)	Lophostemon confertus Brisbane Box	2	24" box	20' x 15'		Upright, spreading / Accent, Shade	40
Existing Shrubs							
(4)	Carissa grandiflora Natal Plum	-	4' x 4'			Upright, spreading / Screening, Scale	403
Proposed Groundcover							
(7)	Myoporum p. 'Pulau Creek' P. C. Myoporum	1 gal. @ 2' o.c.				Low, spreading / Flowers, texture	LID -
Total Plant Points Required							443
Excess							138

BRUSH MANAGEMENT ZONES REGULATIONS
THE ZONE TWO WIDTH MAY BE DECREASED BY 1 FOOT FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.

BRUSH MANAGEMENT PHOTOGRAPH KEY
1-8 Photographs of 995 Gateway Center Way Brush Management Zones

SITE PHOTOGRAPH KEY

1 > (Subject)

NUMBER OF PHOTOGRAPH / DIRECTION OF IMAGE REFER TO SHEET BM-2 FOR PHOTOGRAPHS 1-8 AND FOR BRUSH MANAGEMENT NOTES.

PLANTING LEGEND (Cont.)

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT.	SPREAD	FORM / FUNCTION	POINTS
Remaining Yard							
Proposed Trees							
(3)	Lophostemon confertus Brisbane Box	2	24" box	20' x 15'		Upright, spreading / Accent, Shade	40
Existing Trees							
(1)	Ficus nitida Indian Laurel	14	12" cal. min. avg.	30' x 30'		Upright, spreading / Screening, Shade	4,200
(2)	Pinus canariensis Canary Island Pine	3	12" cal. min. avg.	40' x 15'		Upright, spreading / Screening, Shade	900
Existing Shrubs							
(4)	Carissa grandiflora Natal Plum	-	4' x 4'			Upright, spreading / Screening, Scale	-
(5)	Pithecolobium l. 'Variegata' Varig. Mock Orange	-	4' x 4'			Upright, spreading / Accent, Scale	-
Total Plant Points Required							5,140
Excess (Deficit)							799 4,351

Vehicular Use Area Inside Street Yard

Existing Trees							
(1)	Ficus nitida Indian Laurel	2	12" cal. min. avg.	30' x 30'		Upright, spreading / Screening, Shade	600
(2)	Podocarpus gracilior Fern Pine	1	12" cal. min. avg.	30' x 30'		Upright, spreading / Screening, Shade	300
Existing Shrubs							
(4)	Carissa grandiflora Natal Plum	-	4' x 4'			Upright, spreading / Screening, Scale	-
(5)	Pithecolobium l. 'Variegata' Varig. Mock Orange	-	4' x 4'			Upright, spreading / Accent, Scale	-
Total Plant Points Required							900
Excess (Deficit)							86 812

Vehicular Use Area Outside Street Yard

Proposed Trees							
(3)	Lophostemon confertus Brisbane Box	12	24" box	20' x 15'		Upright, spreading / Accent, Shade	240
Existing Trees							
(1)	Ficus nitida Indian Laurel	14	12" cal. min. avg.	30' x 30'		Upright, spreading / Screening, Shade	4,200
(2)	Pinus canariensis Canary Island Pine	5	12" cal. min. avg.	40' x 15'		Upright, spreading / Screening, Shade	1,500
(6)	Washingtonia robusta Mexican Fan Palm	1	22" b.l.h.	40' x 12'		Upright, spreading / Screening, Scale	30
Total Plant Points Required							5,970
Excess (Deficit)							541 5,429

STATE HIGHWAY 15
(UNIMPAVED SIDEWALK)

(E) 7" CONCRETE BROWDITCH

SUMMARY OF LANDSCAPE CALCULATIONS (Cont.)

REMAINING YARD
Total Area 15,776 s.f.
Planting Area Required 4,739 s.f. Provided 5,208 s.f. Excess Area Provided 529 s.f.
Planting Points Required 789 Provided 5,140 Excess Points Provided 4,351

* 1,193 Excess Remaining Yard plant points provided and applied to Remaining Yard Area Planting Area requirement a maximum of 25% per SDMC 142.0410(5)(a)(3)

VEHICULAR USE AREA (65,000 G.L.)

VIA Inside Street Yard Area 1,780 s.f.
Planting Area Required 98 s.f. Provided 992 s.f. Excess Area Provided 894 s.f.
Planting Points Required 88 Provided 900 Excess Points Provided 812
Points Achieved Through Trees 900

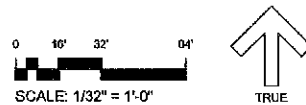
VIA outside Street Yard Area 22,900 s.f.
Planting Area Required 687 s.f. Provided 5,600 s.f. Excess Area Provided 5,913 s.f.
Planting Points Required 687 Provided 5,970 Excess Points Provided 5,429
Points Achieved Through Trees 5,970

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DREWWAYS (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

PARKING TABULATIONS

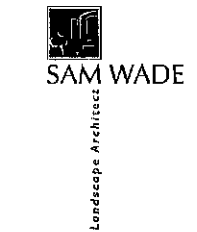
Original Parking, Existing (E)	Proposed Parking, New (N)
Compact 86	101
Standard 61	81
Handicap 9	6
EV 0	1
Charge 0	1
Totals 160 (E)	170 (N)

(N) / (E) = 2.4% Increase of parking; SDMC 142.0410(5)(2)(D)



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CONSULTANTS



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995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Prime Harvest, LLC
1210 Olive St.,
Ramona, CA 92065

NO.	DATE	DESCRIPTION
01	08/02/22	Completeness Review - 1st Submittal
02	08/05/22	Conditional Use Permit - 2nd Submittal

MARK DATE DESCRIPTION
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SHEET TITLE
LANDSCAPE DEVELOPMENT / BRUSH MANAGEMENT PLAN
BM-1
SHEET OF

San Diego Municipal Code
§ 142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	35-feet
Zone Two	65-feet	65-feet



- (f) The Zone Two width may be decreased by 1/2 feet for each 1 foot of increase in Zone One width.
- (g) Zone One Requirements
- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 - Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
 - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
 - Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - No structures shall be constructed in Zone Two.
 - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-galtonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT - DESCRIPTION

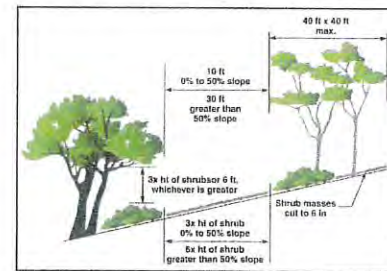
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally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

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

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

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



- All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
 - Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
 - Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - Maintain all plantings in a succulent condition.
 - Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

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

Brush Management Maintenance Notes

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

SITE PHOTOGRAPHS; REFER TO SHEET BM-1 FOR PHOTO KEY MAP



PHOTO 1 LOOKING SOUTHWESTERLY AT BUILDING ZONE ONE



PHOTO 3 LOOKING SOUTHWESTERLY IN ZONE ONE



PHOTO 5 LOOKING WESTERLY IN ZONE ONE



PHOTO 7 LOOKING NORTHERLY IN ZONE ONE



PHOTO 2 LOOKING NORTHEASTERLY AT BUILDING ZONE ONE



PHOTO 4 LOOKING WESTERLY IN ZONE ONE



PHOTO 6 LOOKING NORTHERLY IN ZONE ONE



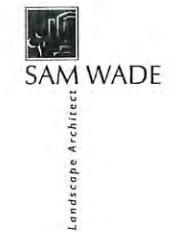
PHOTO 8 LOOKING NORTHERLY IN ZONE ONE

BRUSH MANAGEMENT ZONES PHOTO INVENTORY
1-8 Photographs of 995 Gateway Center Way Brush Management Zones
REFER TO BRUSH MANAGEMENT PLAN SHEET BM-1
FOR PHOTOGRAPH LOCATIONS KEY

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MARK	DATE	DESCRIPTION
01	08.02.22	Completeness Review - 1st Submittal
02	10.05.22	Conditional Use Permit - 2nd Submittal

MARK	DATE	DESCRIPTION
03	05.22	4:38:16 PM

PROJECT NO: 2218

CAD DWG FILE:

DRAWN BY: SW

CHK'D BY: SW

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SHEET TITLE

BRUSH
MANAGEMENT NOTES,
PHOTO INVENTORY PLAN

BM-2

SHEET OF