



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 31, 2018 REPORT NO. HO-18-099

HEARING DATE: November 7, 2018

SUBJECT: MPF 4909 Pacific Highway. Process Three Decision

PROJECT NUMBER: [585434](#)

OWNER/APPLICANT: RAP Holdings and United Partners, LLC, Owner and Golden State Greens, LLC, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility within an existing 32,830 square foot, one-story building located 4909 Pacific Highway in the IL-3-1 Zone within the Linda Vista Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2066720.

Community Planning Group Recommendation: At the August 27, 2018 meeting of the Linda Vista Planning Group, the Group voted 10-2-0 to recommend approval of the proposed project with no recommendations (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 2, 2018, and the opportunity to appeal that determination ended August 16, 2018.

### BACKGROUND

The 1.02-acre site of the proposed project is located at 4909 Pacific Highway, in the IL-3-1 Zone of the Linda Vista Community Plan (Attachment 1). The project site is designated Industrial within the Morena area of the Linda Vista Community Plan (Attachment 2). The building was constructed in 1953 and is currently being used for office warehouse use (Attachment 9). The entire building will be occupied by the proposed marijuana production facility. The purpose and intent of the IL-3-1 Zone is to accommodate a range of light industrial, office and commercial activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses

and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. Specifically, the IL-3-1 allows a mix of light industrial, office, and commercial uses.

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

## DISCUSSION

### Project Description

A Conditional Use Permit is required pursuant to [SDMC Section 126.0303](#) for a MPF. The project proposes a Conditional Use Permit for a MPF to operate within an existing 32,830 square foot, one-story building located at 4909 Pacific Highway, in the Linda Vista Community Plan area. The project proposes tenant improvements to the existing building to organize the interior spaces to facilitate operations including the manufacturing, cultivation, storage, packaging and distribution of cannabis products. The 1.02-acre site is designated Industrial within the Morena area of the Linda Vista Community Plan and subject to the IL-3-1 Zone requirements.

The MPF operations include packaging, storage, distribution, and cultivation of cannabis, which includes trimming, drying, curing, and harvesting. The project proposes interior improvements including office area, restrooms, packaging area, storage area, distribution area, and cultivation area. The proposed MPF is subject to specific operation requirements as set forth in SDMC 141.1004, including security requirements. The proposed improvements would require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include curb, gutter, sidewalk, landscape and two driveways along Pacific Highway per current City Standards, satisfactory to the City Engineer. The facility is also subject to State California statutes and regulations.

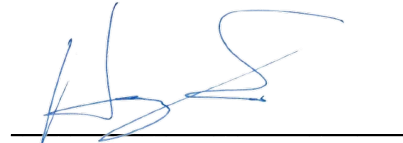
### Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with all development regulations of the IL-3-1 Zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2066720, with modifications.
2. Deny Conditional Use Permit No. 2066720, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

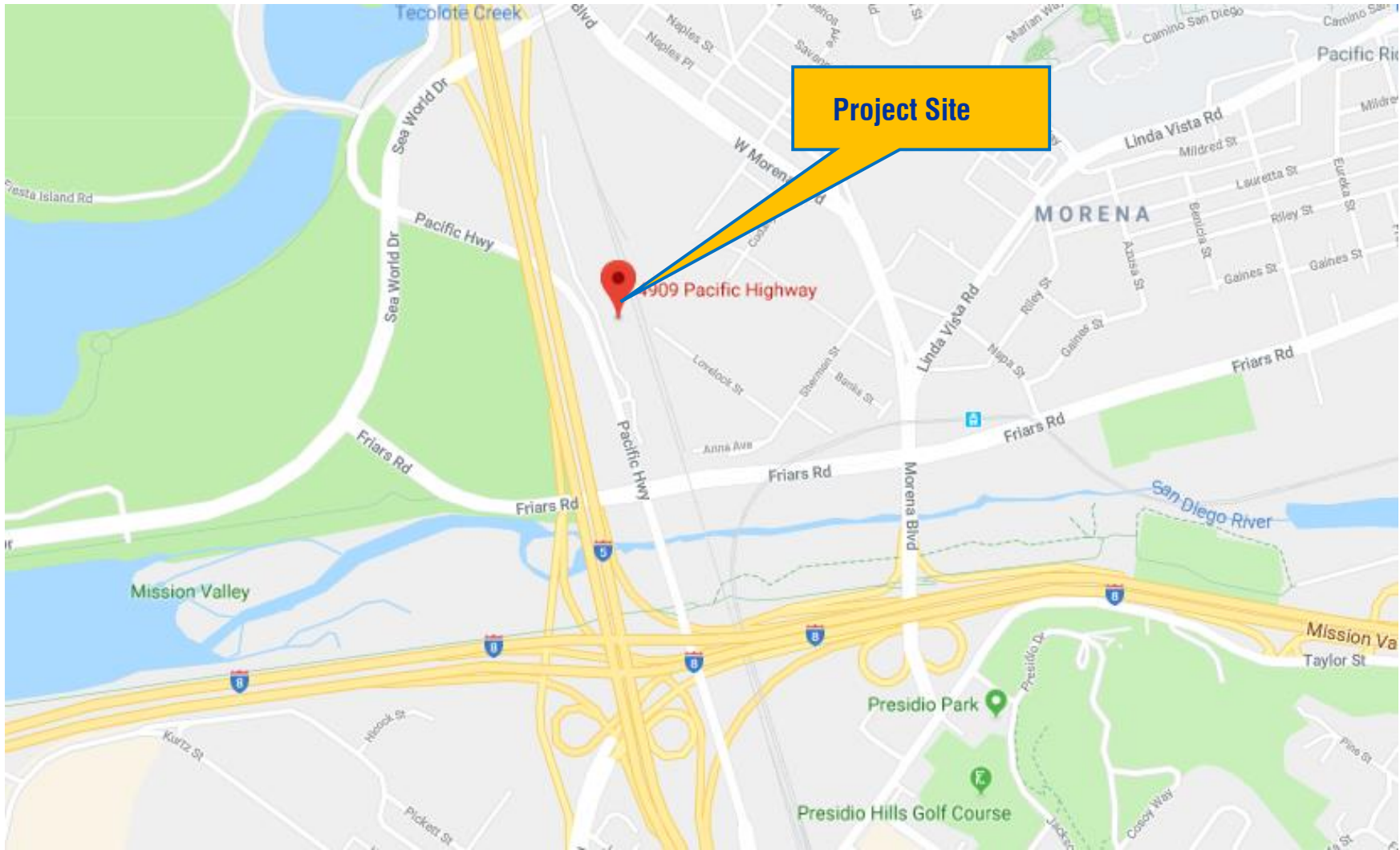


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Hugo Castaneda  
Development Project Manager

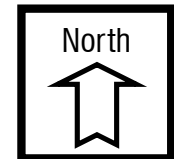
Attachments:

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



## Project Location Map

MPF 4909 Pacific Highway / 4909 Pacific Highway  
PROJECT NO. 585434



Legend

-  Very Low Density 0-5 du/ac
-  Low Density 5-9 du/ac
-  Low-Medium Density 9-15 du/ac
-  Medium Density 15-30 du/ac
-  Medium High Density 30-43 du/ac
-  High Density 43-75 du/ac
-  Community Commercial
-  Neighborhood Commercial
-  General Commercial
-  Office Commercial
-  Visitor Commercial
-  Industrial
-  School (E-elementary, J-Junior High, H-Senior High School)
-  Institution
-  Park
-  Mini-Park
-  Open Space

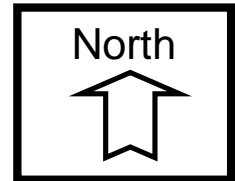


Project Site



### Community Land Use Map

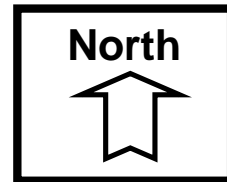
MPF 4909 Pacific Highway / 4909 Pacific Highway  
PROJECT NO. 585434





## Aerial Photograph

MPF 4909 Pacific Highway / 4909 Pacific Highway  
PROJECT NO. 585434



HEARING OFFICER RESOLUTION NO. [REDACTED]  
CONDITIONAL USE PERMIT NO. 2066720  
**MPF 4909 PACIFIC HIGHWAY - PROJECT NO. 585434**

WHEREAS, RAP HOLDINGS, LLC a CALIFORNIA LIABILITY COMPANY and UNITED PARTNERS, LLC a CALIFORNIA LIABILITY COMPANY, Owner and GOLDEN STATE GREENS, LLC, Permittee, filed an application with the City of San Diego for a permit to operate a 32,830 square-foot Marijuana Production Facility within an existing 32,830 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2066720), on portions of a 1.02-acre site;

WHEREAS, the project site is located at 4909 Pacific Highway in the IL-3-1 Zone within the Linda Vista Community Plan area;

WHEREAS, the project site is legally described as Portion of Lot 272 of the Pueblo Lands of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in May 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego County November 14, 1921 and is known as miscellaneous Map No. 36. Abutters right of ingress and egress to or from State Highway have been relinquished in the document recorded November 20, 1951 in Book 4295, Page 345 and October 1, 1951 in Book 4249, Page 370, both of Official Records. An Easement and rights incidental thereto as granted in a document. In favor of the San Diego Gas and Electric Company for the purpose of public utility, ingress and egress, recorded, May 14, 1945, Book 1876 and Page 88, of Official Records affecting a portion of said land.

WHEREAS, on August 2, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facility); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 7, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2066720 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 7, 2018.

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

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

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

The proposed project requests a Conditional Use Permit (CUP) to operate a 32,830 square-foot Marijuana Production Facility (MPF) within an existing 32,830 square-foot, one-story office warehouse building located at 4909 Pacific Highway. The 1.02-acre site is located within the IL-3-1 Zone within the Linda Vista Community Plan.

The site is within the Industrial Land Use Area and the Morena area of the Linda Vista Community Plan. The Morena area is designated for commercial and industrial uses, and serves businesses related to home furnishings, home improvements, warehouse and distribution facilities, light manufacturing, automobile repair and storage uses. The IL-3-1 Zone allows a mix of light industrial, office, and commercial. The proposed MPF, and industrial use category, is a compatible use for this location with the Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF will not adversely affect the applicable land use.

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

The proposed project requests a CUP to operate a 32,830 square-foot MPF within an existing 32,830 square-foot, one-story office warehouse building located at 4909 Pacific Highway. The 1.02-acre site is located within the IL-3-1 Zone within the Linda Vista Community Plan. The building is currently being used for office warehouse uses. The project proposes tenant improvement to include cultivation, processing, storage, manufacturing, and distribution of cannabis products to State of California License outlets. No retail sales are proposed. The proposed improvement will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permits, satisfactory to the Building Official. Public improvements will include the new curb, gutter, sidewalk, landscaping and two new driveways, adjacent to the site on Pacific Highway, per current City Standards.

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



## ATTACHMENT 4

minimum distance of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPF's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the CUP No. 2066720. The CUP No. 2066720 is valid for five years and may be revoked if the Owner/Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in the CUP No. 2066720. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The proposed project requests a CUP to operate a 32,830 square-foot MPF within an existing 32,830 square-foot, one-story office warehouse building located at 4909 Pacific Highway. The 1.02-acre site is located within the IL-3-1 Zone within the Linda Vista Community Plan. The site was developed on 1953. The project proposes interior improvements including, office area, restrooms, storage rooms, cultivation rooms, extraction room and processing and packaging room.

MPF's are allowed in the IL-3-1 Zone of the Linda Vista Community Plan with a CUP. The proposed use requires compliance with SDMC Section 141.1004 and SDMC Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). Security requirements, expressed as conditions in the Permit, include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours.

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

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

The project proposes to operate a 32,830 square-foot MPF within an existing 32,830 square-foot, one-story office warehouse building located at 4909 Pacific Highway. The site and the surrounding parcels are located in the IL-3-1 Zone and is within the Industrial Land Use Area and the Morena area of the Linda Vista Community Plan. The Morena area is designated for commercial and industrial uses, and serves businesses related to home furnishings, home improvements, warehouse and distribution facilities, light manufacturing, automobile repair and storage uses. The IL-3-1 Zone allows a mix of light industrial, office, and commercial. The proposed MPF, classified as industrial, is consistent with the community plan designation.

The proposed MPF is consistent with all land development regulations relevant for the site and use. No deviations are required or requested to approve the CUP. The proposed MPF is a compatible use for this location with a CUP. Therefore, the proposed MPF is an appropriate use at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2066720 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. 2066720, a copy of which is attached hereto and made a part hereof.

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Hugo Castaneda  
Development Project Manager  
Development Services

Adopted on: November 7, 2018

IO#: 24007570

**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: 24007570

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2066720  
**MPF 4909 PACIFIC HIGHWAY, PROJECT NO. 585434**  
HEARING OFFICER

This Conditional Use Permit No. 2066720 is granted by the Hearing Officer of the City of San Diego to RAP Holdings, LLC, a California Limited Liability Company and United Partners, LLC, a California Limited Liability Company, Owner, and Golden State Greens, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 1.02-acre site is located at 4909 Pacific Highway in the IL-3-1 Zone, within the Linda Vista Community area. The project site is legally described as Lot 272 of the Pueblo Lands of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in May 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego County November 14, 1921 and is known as miscellaneous Map No. 36. Abutters right of ingress and egress to or from State Highway have been relinquished in the document recorded November 20, 1951 in Book 4295, Page 345 and October 1, 1951 in Book 4249, Page 370, both of Official Records. An Easement and rights incidental thereto as granted in a document. In favor of the San Diego Gas and Electric Company for the purpose of public utility, ingress and egress, recorded, May 14, 1945, Book 1876 and Page 88, of Official Records affecting a portion of said land.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 32,830 square-foot Marijuana Production Facility within an existing 32,830 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a 32,830 square foot Marijuana Production Facility within an existing 32,820 square-foot, one-story building, located at 4909 Pacific Highway. The operation shall include requirements consistent with the of State of California statutes and California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include administrative space, restrooms, storage, cultivation, manufacturing, packaging and distribution of cannabis;

- 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. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 21, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on November 21, 2023. Upon expiration of this Permit, the facilities and improvements described herein, except for the public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any State or City laws, ordinances, regulations or policies including, but not

limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary 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.

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

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

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

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

**BUILDING OFFICIAL REQUIREMENTS:**

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

**CODE ENFORCEMENT REQUIREMENTS:**

13. Prior to the issuance of any building permit, the Owner/Permittee shall address the unpermitted interior partition walls and electrical wiring upgrades as either proposed to be removed or proposed to remain, per CED Code Case #228395.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Back-Flow Prevention Device in the public Right-of-Way. If new additional water services or an upgrade of existing water services will serve the project, the Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices, on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Pacific Highway Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new northern 24' driveway per current City Standards, adjacent to the site on Pacific Highway. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new southern 14' driveway per current City Standards, adjacent to the site on Pacific Highway. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new curb and gutter, adjacent to the site on Pacific Highway. Improvements shall be consistent with current City Standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 10' sidewalk, adjacent to the site on Pacific Highway. Improvements shall be consistent with current City Standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

22. 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.

**PLANNING/DESIGN REQUIREMENTS:**

23. 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.

24. A maximum of thirteen employees shall be allowed on-site at any given time to correspond to the thirteen provided parking spaces for the project.

25. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

26. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

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

28. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.

29. The Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Production Facility Permit, and Background Checks and Report Convictions.

30. An extension of time for a Conditional Use Permit granted to a marijuana production facility shall comply with the requirements of SDMC Section 126.0111 with the following exceptions:

- a. The extension shall be for a maximum of five (5) years
- b. 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.
- c. The separation requirements in SDMC Section 141.0504(a) shall not be considered in making the findings required in SDMC Section 126.0111(g) when a specified use in SDMC Section 141.1004(a) has located within the required distance after the approval date of the initial Conditional Use Permit.
- d. A change in zoning after the approval date of the initial Conditional Use Permit shall not be considered in making the findings required in SDMC Section 126.0111(g).

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

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



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

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

**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, 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 7, 2018 by Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2066720  
Date of Approval: November 7, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Hugo Castaneda  
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.

**RAP Holdings, LLC**  
Owner

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

**United Partners, LLC**  
Owner

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

**Golden State Greens, LLC**  
Permittee

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

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

## NOTICE OF EXEMPTION

*(Check one or both)*

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

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

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

**Project Name:** MPF 4909 Pacific Highway

**Project No. / SCH No.:** 585434 / N/A

**Project Location-Specific:** 4909 Pacific Highway, San Diego CA, 92110

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

**Description of nature and purpose of the Project:** The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 32,830 square foot building located at 4909 Pacific Highway. Project operations would include indoor cultivation and manufacturing of cannabis products. The 1.02 acre site's land use designation is Industrial Development of the Linda Vista Community Plan and is subject to the IL-3-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area - SDIA Lindbergh Field 115'-120' and North Island NAS 221'-226' (Elevation at approx. 15' AMSL), Airport Influence Area - San Diego International Airport Review Area 2, Coastal Overlay Zone (Non-Appealable-2), Parking Impact Overlay Zone (COASTAL), Transit Priority Area, and Council District 2.

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

**Name of Person or Agency Carrying Out Project:** Adam Knopf  
 7734 Herschel Avenue, # L  
 San Diego, CA 92037  
 (619) 886-4251

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines Section 15301, Existing Facilities

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**ATTACHMENT 6**

Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

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

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

  
Signature/Title

CHRIS TRACY, ACP  
SENIOR PLANNER

8/22/18  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: August 2, 2018

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007570

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**PROJECT NAME / NUMBER:** MPF 4909 Pacific Highway / 585434

**COMMUNITY PLAN AREA:** Linda Vista

**COUNCIL DISTRICT:** 2

**LOCATION:** 4909 Pacific Highway, San Diego CA, 92110

**PROJECT DESCRIPTION:** The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 32,830 square foot building located at 4909 Pacific Highway. Project operations would include indoor cultivation and manufacturing of cannabis products. The 1.02 acre site's land use designation is Industrial Development of the Linda Vista Community Plan and is subject to the IL-3-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area - SDIA Lindbergh Field 115'-120' and North Island NAS 221'-226' (Elevation at approx. 15' AMSL), Airport Influence Area - San Diego International Airport Review Area 2, Coastal Overlay Zone (Non-Appealable-2), Parking Impact Overlay Zone (COASTAL), Transit Priority Area, and Council District 2.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

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

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:** John Fisher  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5231 / JSFisher@sandiego.gov

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On August 2, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal the CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 16, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD  
Posted JUL 31 2018 *mc*  
Removed AUG 17 2018  
Posted by myralee



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

# Ownership Disclosure Statement

**FORM  
DS-318**

October 2017

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

**Project Title:** 4909 Pacific Highway CUP **Project No. For City Use Only:** 505434  
**Project Address:** 4909 Pacific Highway, San Diego, CA

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

Corporation  Limited Liability -or-  General - What State? California Corporate Identification No. 20-0912481& 20-3535886  
 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: RAP Holdings, LLC & United Partners, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 9805 Blackgold Rd  
 City: San Diego, CA JUCA State: CA Zip: 92037  
 Phone No.: 619-572-7700 Fax No.: \_\_\_\_\_ Email: rp@san.rr.com  
 Signature: [Signature] Date: 10-31-2017  
 Additional pages Attached:  Yes  No RAMON POURTEYMOUR, MANAGER

**Applicant**

Name of Individual: Golden State Greens, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3446 Hancock Street  
 City: San Diego State: CA Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [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

**LINDA VISTA PLANNING GROUP**

Monday, August 27, 2018

5:30 – 7:30 P.M.

Linda Vista Library Community Room  
2160 Ulric Street San Diego, CA 92111

**BOARD MEMBERS PRESENT:** Noli Zosa (Chairman), Howard Wayne (Vice Chairman), Margarita Castro; Kimberly Weber; Kim Heinle, Victor Ochoa, Doug Beckham, Demi Brown, Carol Baker, Lauree Camarato, Keith Warner, Teresa Ogot, Dorothy Perez (6:50)

**BOARD MEMBERS ABSENT:** Jennifer Carroll, Felicity Senoski, Sharon Larios, Michael Beltran, John Nielsen

**QUORUM:** was met with 12 members present at the time of roll call

**Community Members in Attendance:** 42

**GENERAL MEETING MINUTES**

**Call to Order:** 5:40 pm

- Pledge of Allegiance: D. Beckham
- Roll Call of Planning Group Members: L. Camarato
- Approval of Draft Agenda: **Motion by K. Warner, to approve the draft meeting agenda for July 23, 2018 as amended by H. Wayne, second by H. Wayne. Motion carried.**
- Approval of Prior Meeting Minutes: **Motion by D. Beckham to approve the Meeting Minutes from the July 23, 2018 meeting, second by M. Castro. Motion carried**

**Reports by Government Representatives:**

- Police Department/Fire Department: Officer Pinon – LV community walk, date to be announced. Captain Tai will be key note speaker at LV Town Council on Sept 20. Recent Open House at Bayside was a great success and well attended. Get It Done App works well to bring attention to issues in the community
- Congress & State Legislature (Senate/Assembly): Zach - Susan Davis' office. Congress back in session next week. Apprentice Act update. Johad is new rep.
- USD Update: Morena specific plan tomorrow night. 5:30to 8:30 in the Degheri Alumni Center

**Non-Agenda Items and Public Comment** (2 minutes per person)

- Teresa Ogot – Martin Luther King community choir gives grants for higher education in the ARTS. Website for application - MLKcc.org
- Kim Heinle – Thrive Charter School and Bayside Community Center joint-use facility grand opening on Sept 14 at 10:00 am
- Howard Wayne – Naomi Siodmok has left the City.
- Demi Brown – Empower Charter started today. First tri-lingual school in San Diego (added Chinese). 5-year anniversary



- Doug Beckham – ProAm at LV Rec Center on Friday
- Margarita Castro – update on Skate World property
- Janet Kaye – 3 bids on the adjacent properties to Skate World

**Chairman's Report:** none at this time

### Action Items

1. **1028 Buenos Avenue** – Scott Burnett and Will Senn gave a presentation for an application for a conditional use permit for a marijuana manufacturing and distribution facility (MPF) on premises. Question and answer session followed. LVPG will vote whether or not to endorse the project.  
Margarita Castro: Zoning and Land Use voted to recommend this MPF by a vote of 5-0.  
**Motion by M. Castro to endorse the MPF project permit as presented, second by K. Warner. Hand vote: 10-1-0. Motion carried.**
2. **4909 Pacific Hwy** – Adam Knopf (owner), Abhay Schweitzer (design firm principle) and Jim Bartell gave a presentation for an application for a conditional use permit for a marijuana production facility (MPF - cultivation, manufacturing and distribution – not open to the public) on premises. Question and answer session followed. LVPG will vote whether or not to endorse the project.  
Margarita Castro: Zoning and Land Use voted to recommend this MPF by a vote of 5-0  
**Motion by M. Castro to endorse the project permit as presented, second by D. Brown. Hand Vote: 10-2-0. Motion carried.**
3. **LVPG Code of Conduct**– Howard Wayne presented a draft to include in the LVPG bylaws. LVPG will decide whether or not to include the proposed code of conduct draft into to the LVPG bylaws.  
**Motion by K. Heinle to include the proposed code of conduct into the LVPG bylaws as presented, second by V. Ochoa. Hand vote: 12-0-0. Motion carried.**
4. **Declaration of Board Vacancy** – Sharon Larios and Michael Beltran have missed the requisite number of meetings to be removed from the Planning Group. There are now two openings on the Planning Group. LVPG will decided whether or not to fill these openings.  
\*Noted by Howard Wayne that with the vacated positions, the LVPG will have 12 elected members and 4 appointed members (25% of the elected members, which is maximum allowed in the bylaws). These two new vacancies cannot be filled until next election period in March 2019.

Motion by K. Heinle to declare the positions held by Sharon Larios and Michael Beltran to be vacated, second by D. Beckham. Hand vote: 12-0-0. Motion carried.

**Informational Items**

**Ulric Street Apartments** – Community Housing Works have purchased two parcels adjacent to the Recreation Center. Sylvia Martinez presented a plan to develop the parcels.

**Committee Reports & Updates** (as requested):

- Landscape Maintenance Assessment District – Victor Ochoa: Next meeting Sept 17 at 1:30 at the Library
- Morena Blvd. Planning Area Study (ad hoc) – Howard Wayne: 6:00 to 8:00 pm at Degheri Alumni Center
- Riverwalk Development (ad hoc) – Felicity Senoski (absent)
- Traffic & Transportation – Kim Heinle: no meeting in August; next week will email the City regarding traffic study; next meeting Sept 10 at 2:00 at Library
- Zoning/Land Use – Margarita Castro: no report
- Representative Committees:
  - Community Planners Committee – Noli Zosa: none
    - Linda Vista Collaborative – Kim Heinle: next meeting Sept 19 at 3:00 at Bayside Community Center
    - Mission Bay Park – Kimberly Weber: August meeting canceled; Lupus walk at De Anza park
    - Tecolote Canyon Advisory Committee – Kimberly Weber:
    - Linda Vista Recreation Council – Doug Beckham: next meeting Sept 11 at 5:30 at Rec Center
    - Linda Vista Town Council – next meeting Sept 20 at 6:00 pm

\*\* Proposed Items for September 24, 2018 LVPG meeting

- Doug – report from Civic San Diego

Adjournment: 8:10 pm

\*\* Next Meeting is scheduled for Monday, September 24, 2018 at 5:30 P.M. at the Linda Vista Library.

# 4909 Pacific Highway, San Diego, CA 92110

## CONDITIONAL USE PERMIT

### Marijuana Production Facility (MPF)

PROJECT INFORMATION		Pacific Highway MPF
PROJECT ADDRESS:	4909 Pacific Highway San Diego, CA 92110	
ASSESSORS PARCEL NUMBER:	436-440-22-00	
LEGAL DESCRIPTION:	Portions of LOT 272 of the Pueblo Lands of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in may 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36. Abutters right of ingress and egress to or from State Highway have been relinquished in the Document recorded November 20,1951 in Book 4295, Page 345 and October 1, 1951 in Book 4249, Page 370, both of Official Records. An Easement and rights incidental thereto as granted in a document. In favor of the San Diego Gas and Electric Company for the purpose of public utilities, ingress and egress, Recorded, May 14, 1945, Book 1876 and Page 88, of Official Records affecting a portion of said land.	
YEAR BUILT:	1953	
EXISTING OCCUPANCY CLASSIFICATION:	B Business / S-2 Warehouse	
PROPOSED OCCUPANCY CLASSIFICATION:	F-1 & B Business	
EXISTING USE:	Office / Warehouse	
PROPOSED USE:	Marijuana Production Facility / Warehouse	
CONSTRUCTION TYPE:	TYPE VN (Sprinklered)	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	18' - 4" (no change)	
LOT AREA:	44,511.7 S.F. 1.02 ACRES	
GROSS FLOOR AREA (Project Suites - A, B & C):	32,829.5 sf (Proposed MPF)	
TOTAL BUILDING GROSS FLOOR AREA:	32,829.5 sf	

ZONING INFORMATION		Pacific Highway MPF
BASE ZONE:	IL-3-1	
Overlay Zones:	Airport Influence Area (AIA); Coastal (City); Parking Impact; Community Plan Implementation Overlay zone A (CPIOZ-A).	
Geological Hazard Categories:	31	
NUMBER OF BUILDINGS:	1	
SETBACKS:		
FRONT:	15'-0" (min)	20'-0" (std.)
SIDE:	10'-0" (min)	
REAR:	0'-0" (min)	15'-0" (std.)
MAX. STRUCTURE HEIGHT:	30'-0"	
MAXIMUM FLOOR AREA RATIO:	2.0	89,023 sf
ACTUAL FLOOR AREA RATIO:	0.7	32,829.5 sf

#### PARKING CALCULATION

Marijuana Production Facility  
4909 Pacific Highway MPF

PARKING CALCULATIONS	Area (sf)	Ratio (1 per employee)	Parking Stalls
MPF Project Suites (A, B & C)			
*Cultivation Area	23,661.9	6-8 Employees	8.0
*Manufacturing Area	3,544.5	3-5 Employees	5.0
*Secured Production / Distribution Area	922.7	2 Employees (non-dedicated)	0.0
*Business / Office Area	1,371.8	3 Employees (non-dedicated)	0.0
*Common Corridor	3,328.7	0.00	0.0
<b>Total Parking Required</b>			<b>13</b>
<b>Total Building Gross Floor Area</b>	<b>32,829.5 sf</b>		
* Exemption per SDMC Sec. 142.0530- Table 142-05G (6)			
Parking Ratios per SDMC SDMC Sec. 142.0530- Table 142-05E Table 142-05G			
Proposed Carpool / Zero Emission Vehicle Parking (On Site)	Req. Parking Spaces	Ratio	Parking Spaces
SDMC 142.0530(d)(1)(B)(ii)	13	10 to 25	1.0
<b>Total Carpool / Zero Emission Vehicle Spaces Required *</b>			<b>1</b>
Electric Vehicle Charging Spaces (On Site)	Req. Parking Spaces	Ratio	Parking Spaces
CGBSC, Table 5.106.5.3.3	13	10 to 25	1.0
<b>Total Electric Vehicle Charging Stations Required *</b>			<b>1</b>
Proposed Motorcycle Spaces (On site)	Req. Parking Spaces	Ratio	Parking Stalls
2% of Req. Automobile Parking (Min. Req. = 2)	13	0.02	0.3
<b>Total Motorcycle Spaces Required *</b>			<b>2</b>
Proposed Bicycle Spaces (Short Term)	Area (sf)	Ratio	Bicycle Spaces
10% per 1,000sf of building area (Min. Req. = 2)	32,829.5	0.10	3.3
<b>Total Short term Bicycle Spaces Required</b>			<b>3</b>
Proposed Bicycle Spaces (Long Term)	Req. Parking Spaces	Ratio	Parking Stalls
5% of Req. Automobile Parking (Min. Req. = 1)	13	0.05	0.7
<b>Total Long term Bicycle Spaces Required</b>			<b>1</b>

EXISTING PARKING	Number / Area (sf)	Ratio	Parking Stalls
Parking Spaces (Previously Conforming)	32,829.5	0.27	9
Accessible Spaces (On Site)	1-25 per 118-6	0.00	1
Bicycle Parking (On Site)	0.0	0.00	0
Motorcycle Parking (On site)	0.0	0.00	0
<b>TOTAL</b>		0.30	<b>10</b>

PROPOSED PARKING	Number / Area (sf)	Ratio	Parking Stalls
Parking Spaces (On Site)	13.0	1 parking space per employee	13
Carpool / Zero Emission Vehicle Parking (On Site)	13.0	10 to 25	1
Electric Vehicle Parking (On Site)	13.0	10 to 25	1
Accessible Spaces (On Site)	13.0	1-25 per 118-6	1
Bicycle Parking (On Site)	13.0	Varies	4
Motorcycle Parking (On site)	13.0	Min. Req. = 2	2
Loading Dock (On site)	32,829.50	Min. Req. = 1	1
<b>TOTAL</b>			<b>20</b>

VEHICULAR PARKING SUMMARY - Proposed Project			
	Standard Parking	Van Accessible Spaces	Totals
	12	1	13

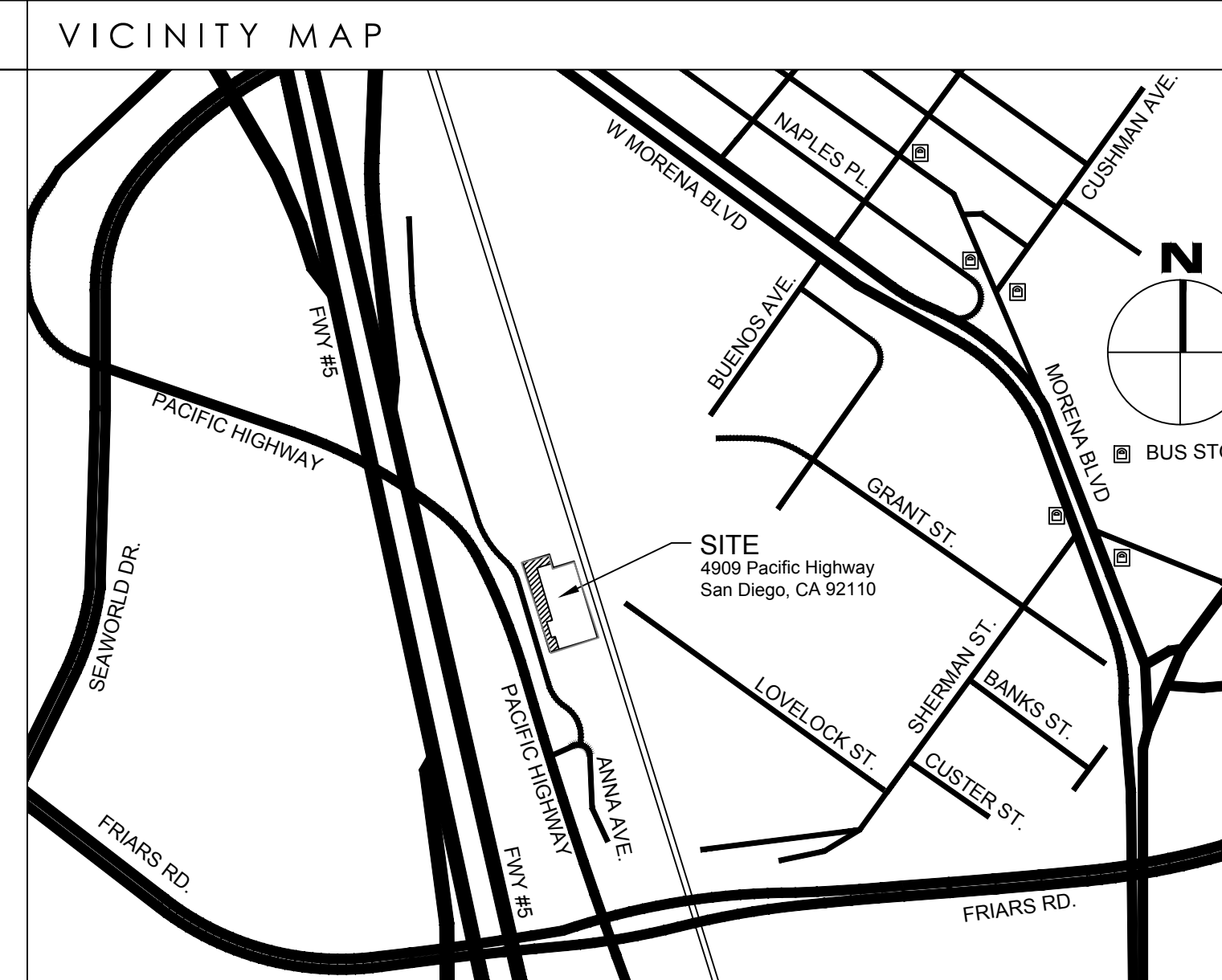
#### SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	Storm Water Applicability Checklist (05-560)
G003	CUP Conditions
A101	Topographic Survey
A102	Site Plan - Existing
A103	Site Plan - Proposed
A104	First Floor Plan - Existing
A105	Roof Plan - Existing
A106	First Floor Plan - Proposed
A107	First Floor Security Plan - Proposed
A401	Street Cross Section - Proposed

CONDITIONS FOR MARIJUANA PRODUCTION FACILITY - CUP	
1.	The Marijuana Production Facility shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

SCOPE OF WORK	PROJECT TEAM
Project consists of a conversion of an existing 32,829.5sf single-story industrial building into a Marijuana Production Facility. Re-stripping of existing parking lot. New pedestrian ramp. No exterior modifications. ROW improvements including sidewalk, curb and gutter.	<b>OWNER:</b> RAP Holdings, LLC, a California Limited Liability Company & United Partners, LLC, a California Limited Liability Company <b>PERMIT HOLDER (APPLICANT):</b> Phone #: Adam Knopf 7734 Herschel Ave. #L, La Jolla, CA 92037 619-886-4251 <b>DESIGN FIRM:</b> TECHNE Project Contact: Abhay Schweitzer - Assoc. AIA 3956 30th Street, San Diego, CA 92104 Phone #: 619-940-5814, email: abhay@techne-us.com <b>SURVEYOR:</b> LG Land Surveying, Inc. Contact: John P. Gervais 30355 Callejo Feliz Ter Valley Center, CA 92082 Phone #: 619-535-1172

APPLICABLE CODES
<ul style="list-style-type: none"> <li>City of San Diego Municipal Code</li> <li>2016 California Building Code</li> <li>2016 California Green Code</li> <li>2016 California Plumbing Code</li> <li>2016 California Electrical Code</li> <li>2016 California Mechanical Code</li> </ul>



CONSULTANTS

OWNER
4909 Pacific Highway, San Diego, CA 92110

OWNER
RAP Holdings, LLC, a California Limited Liability Company & United Partners, LLC, a California Limited Liability Company

MARK	DATE	DESCRIPTION
01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

PROJECT NO:	1735
CAD DWG FILE:	G001-G003 COVER SHEET.DWG
DRAWN BY:	ABHAY SCHWEITZER, B.P., C.G., S.V.
CHK'D BY:	ABHAY SCHWEITZER

SHEET TITLE	
COVER SHEET	
G001	
SHEET 1	OF 11



3956 30th Street, San Diego, CA 92104  
techne-us.com sustainablearchitect.org  
619-940-5814 313-595-5814

CONSULTANTS

OWNER

4909 Pacific Highway,  
San Diego, CA 92110

RAP Holdings, LLC, a California  
Limited Liability Company &  
United Partners, LLC, a California  
Limited Liability Company

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

**Storm Water Requirements Applicability Checklist** FORM DS-560 OCTOBER 2016

Project Address: 7895 Convoy Ct., Suites 15,16 & 17, San Diego, CA. 92111 Project Number (for City Use Only):

**SECTION 1. Construction Storm Water BMP Requirements:**  
All construction sites are required to implement construction BMPs in accordance with the performance standards in the *Storm Water Standards Manual*. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

**For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.**

**PART A: Determine Construction Phase Storm Water Requirements.**

- Is the project subject to California's statewide General NPDES permit for Storm Water 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 required, skip questions 2-4  No; 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 contact with storm water runoff?  
 Yes; WPCP required, skip 3-4  No; next question
- Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)  
 Yes; WPCP required, skip 4  No; 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, pot holing, curb and gutter replacement, and retaining wall encroachments. Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a **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 checked "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.**

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: [www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services). Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (10-16) **Clear Page 1**

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**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 continued to Section 2**

- ASBS**  
a. Projects located in the ASBS watershed.
- High Priority**  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.  
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
- Medium Priority**  
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.  
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
- Low Priority**  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

**SECTION 2. Permanent Storm Water BMP Requirements.**  
Additional information for determining the requirements is found in the *Storm Water Standards Manual*.

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**  
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the *Storm Water Standards Manual* are not subject to Permanent Storm Water BMPs.

**If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".**

**If "no" is checked for all of 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 storm water?  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

**Clear Page 2**

City of San Diego • Development Services • Storm Water Requirements Applicability Checklist Page 3 of 4

**PART D: PDP Exempt Requirements.**  
PDP Exempt projects are required to implement site design and source control BMPs.

**If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."**

**If "no" was checked for all questions in Part D, continue to Part E.**

- Does the project **ONLY** include new or retrofit sidewalks, bicycle lanes, or trails that:
  - Are designed and constructed to direct storm water 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 Storm Water Standards Manual? Yes; PDP exempt requirements apply  No; 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 Storm Water Standards Manual?  
 Yes; PDP exempt requirements apply  No; project not exempt.

**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 Storm Water 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 drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 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

**Clear Page 3**

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

- 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 project site) and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" 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 a 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 shops that create and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.  Yes  No
- Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.  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 STORM WATER REQUIREMENTS.**
- The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the *Storm Water Standards Manual* for guidance.
- The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the *Storm Water Standards Manual* for guidance.
- The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the *Storm Water Standards Manual* for guidance on determining if project requires a hydromodification plan management.

Abhay Schweitzer Designer/Agent  
Name of Owner or Agent (Please Print) Title

01/31/2018 Date

Signatures

01	11.16.17	CLP Completeness Review
02	12.01.17	CLP Submittal 1
03	02.06.17	CLP Submittal 2
04	05.24.18	CLP Submittal 3
05	07.12.18	CLP Submittal 4

MARK	DATE	DESCRIPTION
PROJECT NO: 1735		
CAD DWG FILE: 0001-0003 COVER SHEET.DWG		
DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.		
CHK'D BY: ABHAY SCHWEITZER		

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SHEET TITLE  
**DS-560 FORM**

G002



DESIGN | DEVELOPMENT

3956 30th Street, San Diego, CA 92104  
 technе-us.com sustainablearchitect.org  
 619-940-5814 313-595-5814

CONSULTANTS

4909 Pacific Highway,  
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OWNER

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 United Partners, LLC, a California  
 Limited Liability Company

CONDITIONS FOR MPF CUP:

PLANNING/DESIGN REQUIREMENTS:

1. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the marijuana production facility, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
2. Security shall be provided at the marijuana production facility 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.
3. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana facility in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
4. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
5. A Conditional Use Permit for a marijuana production facility shall expire no later than five years from the date of issuance.
6. The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times.
7. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
8. 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.
9. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area and vault room.
10. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
11. All operations shall be conducted indoors within a secure structure. All equipment and storage shall be also located within a secure structure.
12. The sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.

5

01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

MARK	DATE	DESCRIPTION

PROJECT NO: 1735

CAD DWG FILE: 0001-G003 COVER SHEET.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

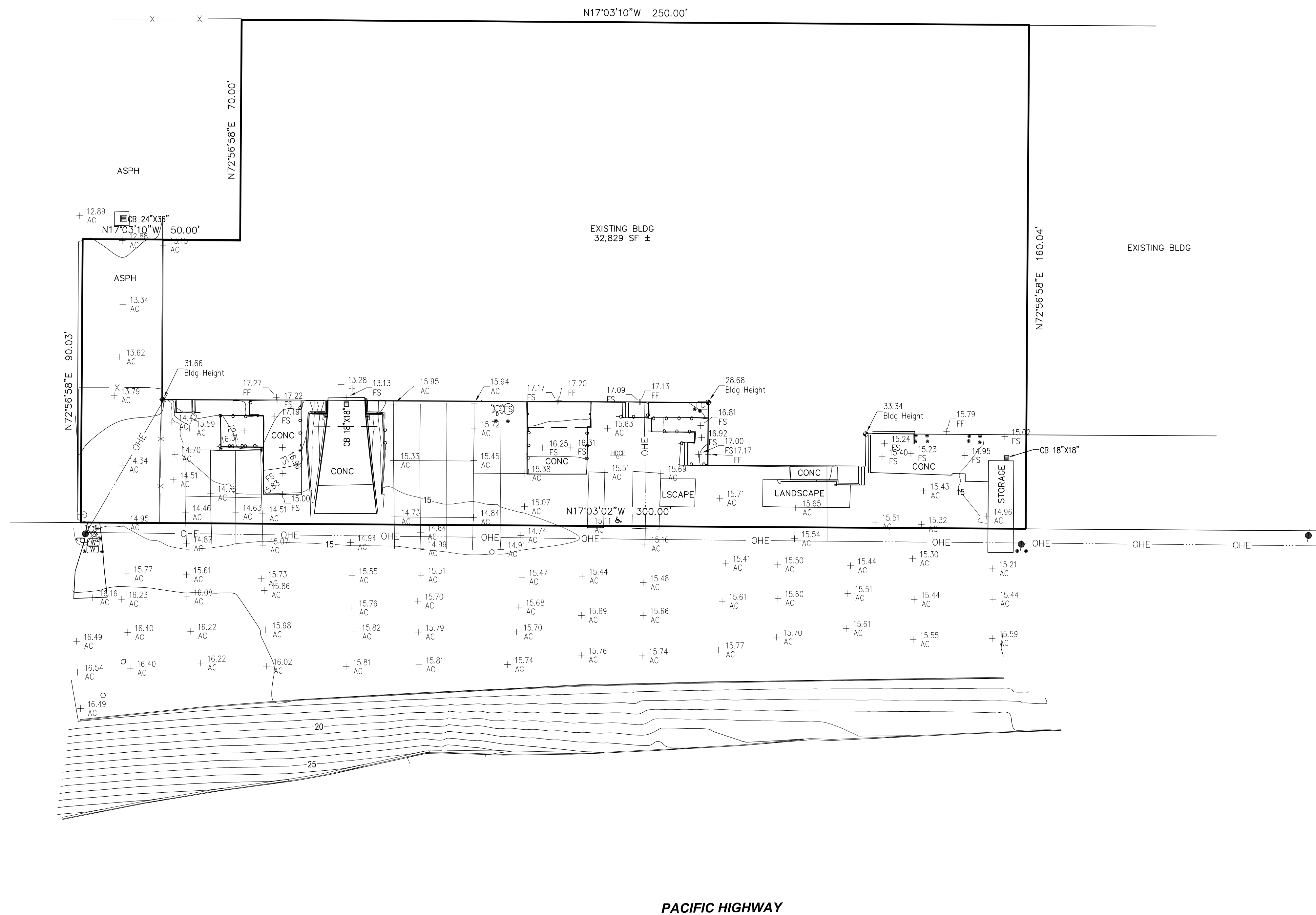
CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE  
**CUP CONDITIONS**

G003

MTDB RIGHT - OF - WAY



LEGEND:

	Backflow Assembly
	Bollard
	Building Height
	Chain Link Fence
	Fire Dept Connection
	Fire Hydrant
	Fire Service Riser
	Gas Meter
	Guy Wire
	Hand Rail
	Overhead Electric
	Power Pole
	SIGN HDCP
	Storm Catch Basin
	Utility Pole
	Water Meter
	Water PIV
	Water Valve

PROJECT DESCRIPTION:

TOPOGRAPHIC SURVEY OF 4909 PACIFIC HIGHWAY, SAN DIEGO, CA  
DATE OF SURVEY: 10/25/2017

LEGAL DESCRIPTION:

PORTION OF PUEBLO LOT 272 OF MM 36

GROSS LAND AREA:

1.02 ACRES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SIDELINE OF PACIFIC HWY PER ROS 22021, I.E. N17°03'02"W

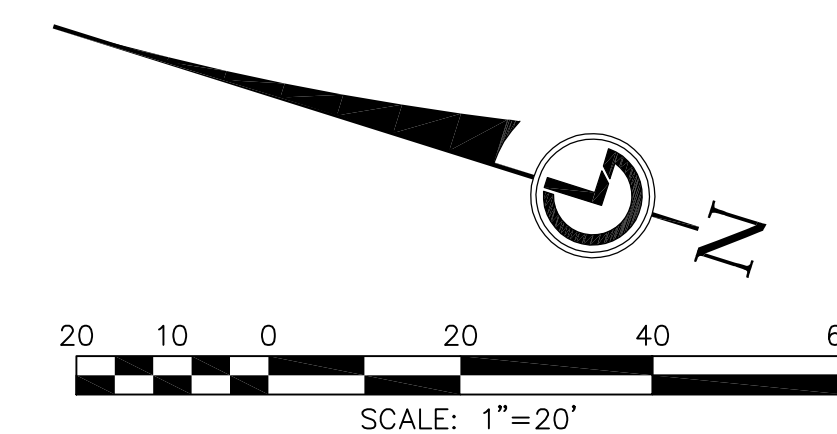
BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PIN IN WEST BRIDGE ABUTMENT ON NORTH END OF BRIDGE ON PACIFIC HWY EL = 28.171', DATUM: MSL

PACIFIC HIGHWAY



10/25/17



**LG LAND SURVEYING, INC.**  
"Quality Service You Can Count On"  
30355 CALLEJO FELIZ TER  
VALLEY CENTER, CA 92082  
p: 619-535-1172  
f: 619-618-1972  
www.lglsinc.com



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 techne-us.com sustainablearchitect.org  
 619-940-5814 m 313-595-5814

CONSULTANTS

4909 Pacific Highway,  
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SITE PLAN NOTES

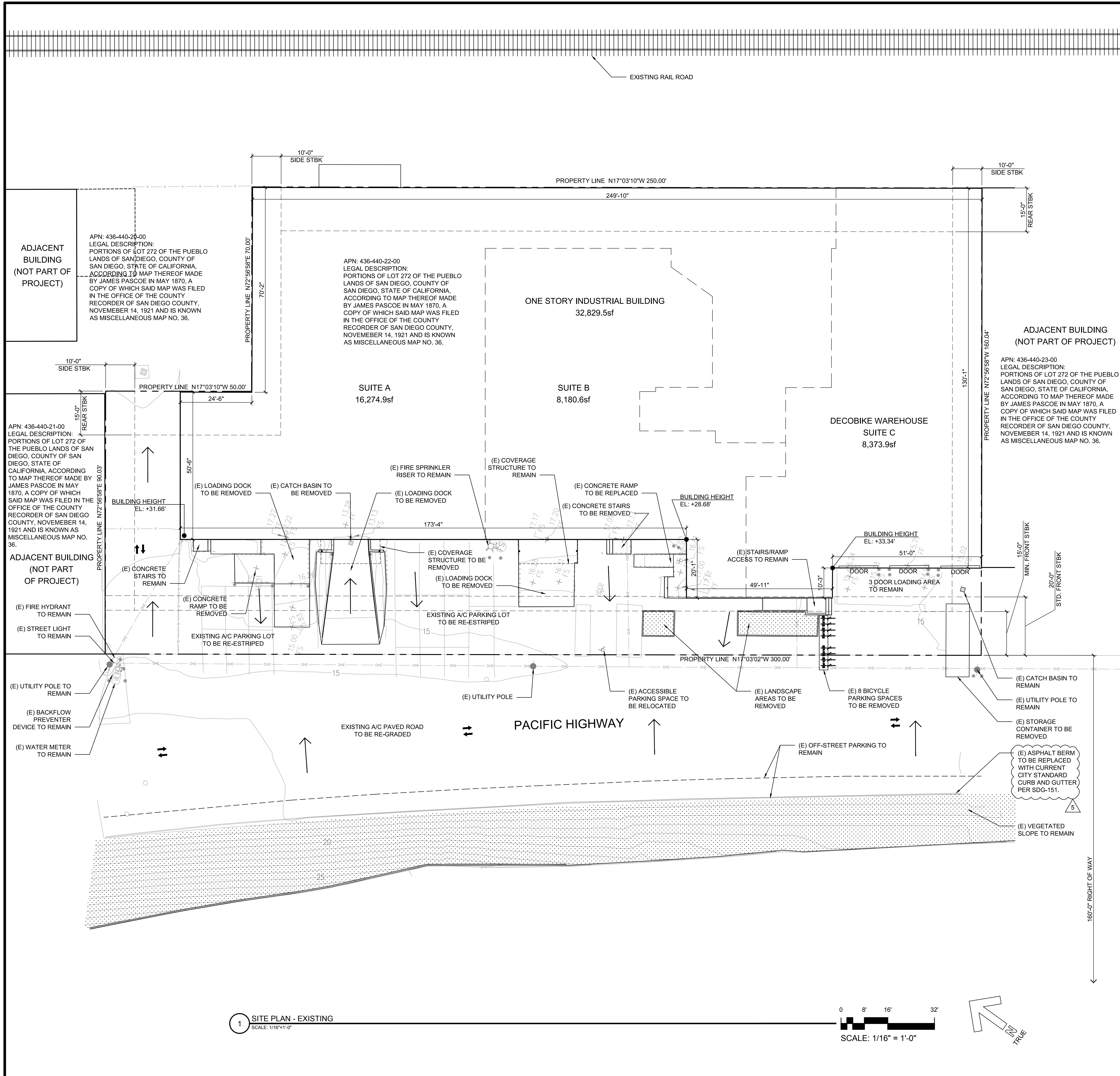
- A. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site 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.
- B. 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.
- C. 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.
- D. Coordinate with other tenants the temporary shutoff of any site utilities.
- E. Refer to Topographic Survey for additional information.
- F. 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)
- G. TRANSIT STOP: Nearest transit stop is at Taylor Street and Sunset Street, approximately 0.9 mile away from project.

SITE PLAN LEGEND

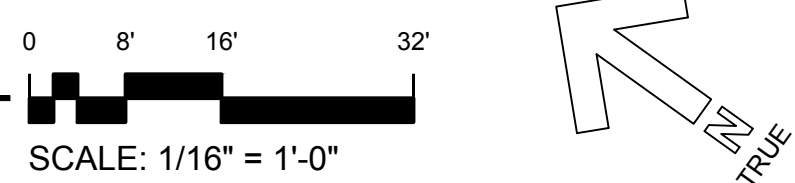
- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN

ADDITIONAL NOTES

- 1. Prior to issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 2. 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.



1 SITE PLAN - EXISTING  
 SCALE: 1/16" = 1'-0"



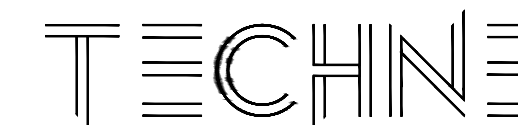
01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

MARK	DATE	DESCRIPTION

PROJECT NO: 1735  
 CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG  
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.  
 CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE  
**SITE PLAN - EXISTING**



DESIGN | DEVELOPMENT

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 techne-us.com sustainablearchitect.org  
 619-940-5814 m 313-595-5814

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 RAP Holdings, LLC, a California Limited Liability Company & United Partners, LLC, a California Limited Liability Company

SITE PLAN NOTES

- 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.
- 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 at Taylor Street and Sunset Street, approximately 0.9 mile away from project.
- 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.

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF PROPOSED PROJECT
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- PROPOSED 24" BOX MAGNOLIA GRANDIFLORA "ST. MARY'S"
- PROPOSED 40sf ROOT BARRIER

ADDITIONAL NOTES

- Prior to issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 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.

LANDSCAPE NOTES

- MINIMUM TREE SEPARATION DISTANCE:
  - Traffic signals / stop signs = 20 ft.
  - Underground utility lines = 5 ft. (10' for sewer)
  - Above ground utility structures = 10 ft.
  - Driveway (Entries) = 10 ft.
  - Intersections (intersecting curb lines of two streets) = 25 ft.
- All required landscape areas shall be maintained by property owner. Landscape and irrigation areas in the public right-of-way shall be maintained by property owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5).
- Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per SDMC §142.0403(b)(10).
- Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring re-vegetation per SDMC §142.0411.
- Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. "The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per SDMC §142.0403(b).
- If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

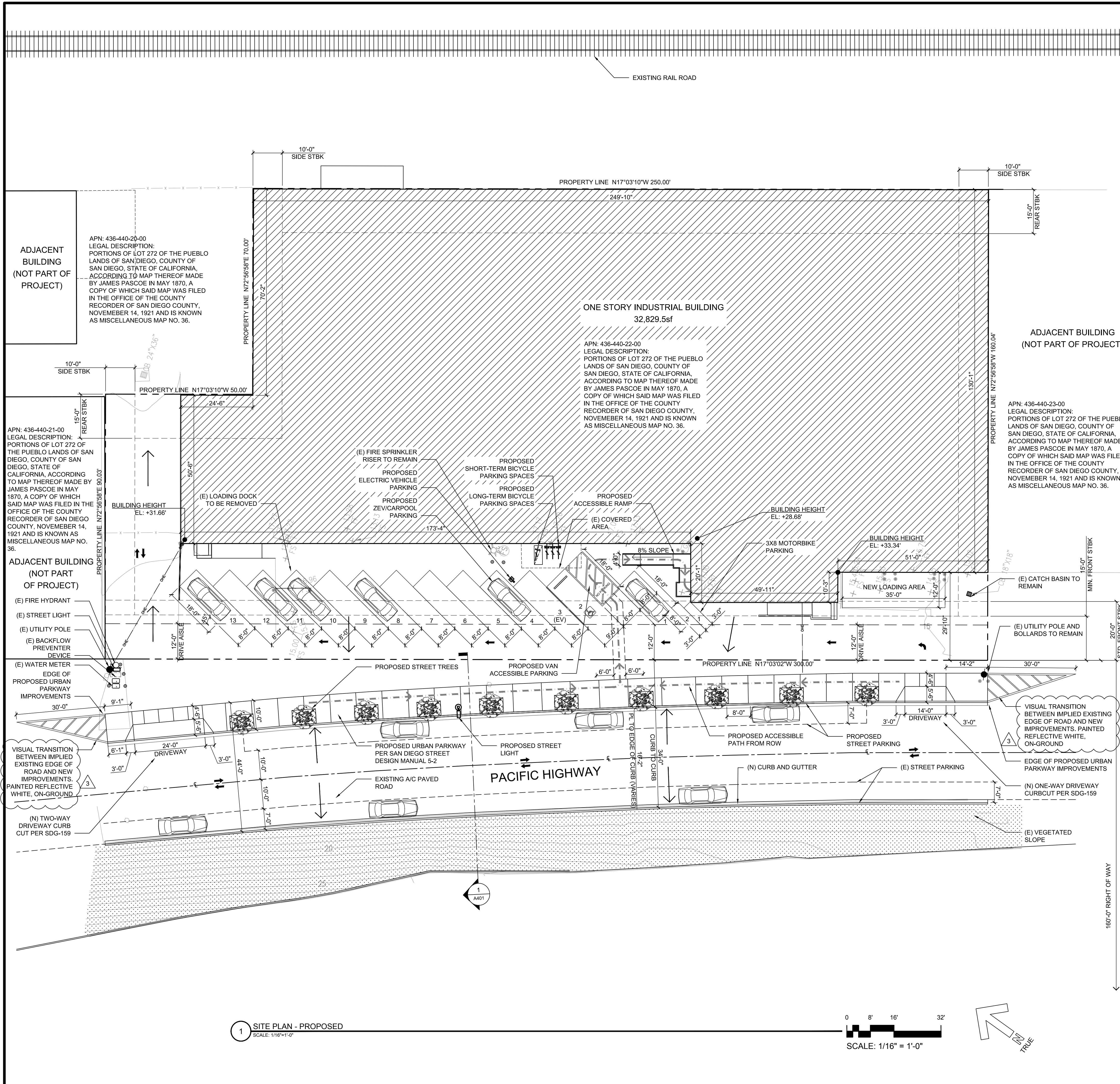
01	11.16.17	CLP Completeness Review
02	12.01.17	CLP Submittal 1
03	02.06.17	CLP Submittal 2
04	05.24.18	CLP Submittal 3
05	07.11.18	CLP Submittal 4

MARK	DATE	DESCRIPTION
122918	11.09.18	

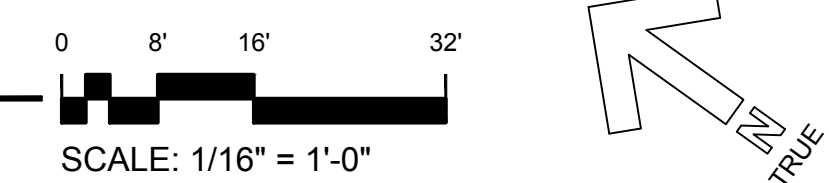
PROJECT NO:	1735
CAD DWG FILE:	A102 SITE PLAN - PROPOSED - A.DWG
DRAWN BY:	ABHAY SCHWEITZER, B.P., C.G., S.V.
CHK'D BY:	ABHAY SCHWEITZER

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SHEET TITLE  
**SITE PLAN - PROPOSED**



1 SITE PLAN - PROPOSED  
 SCALE: 1/16"=1'-0"



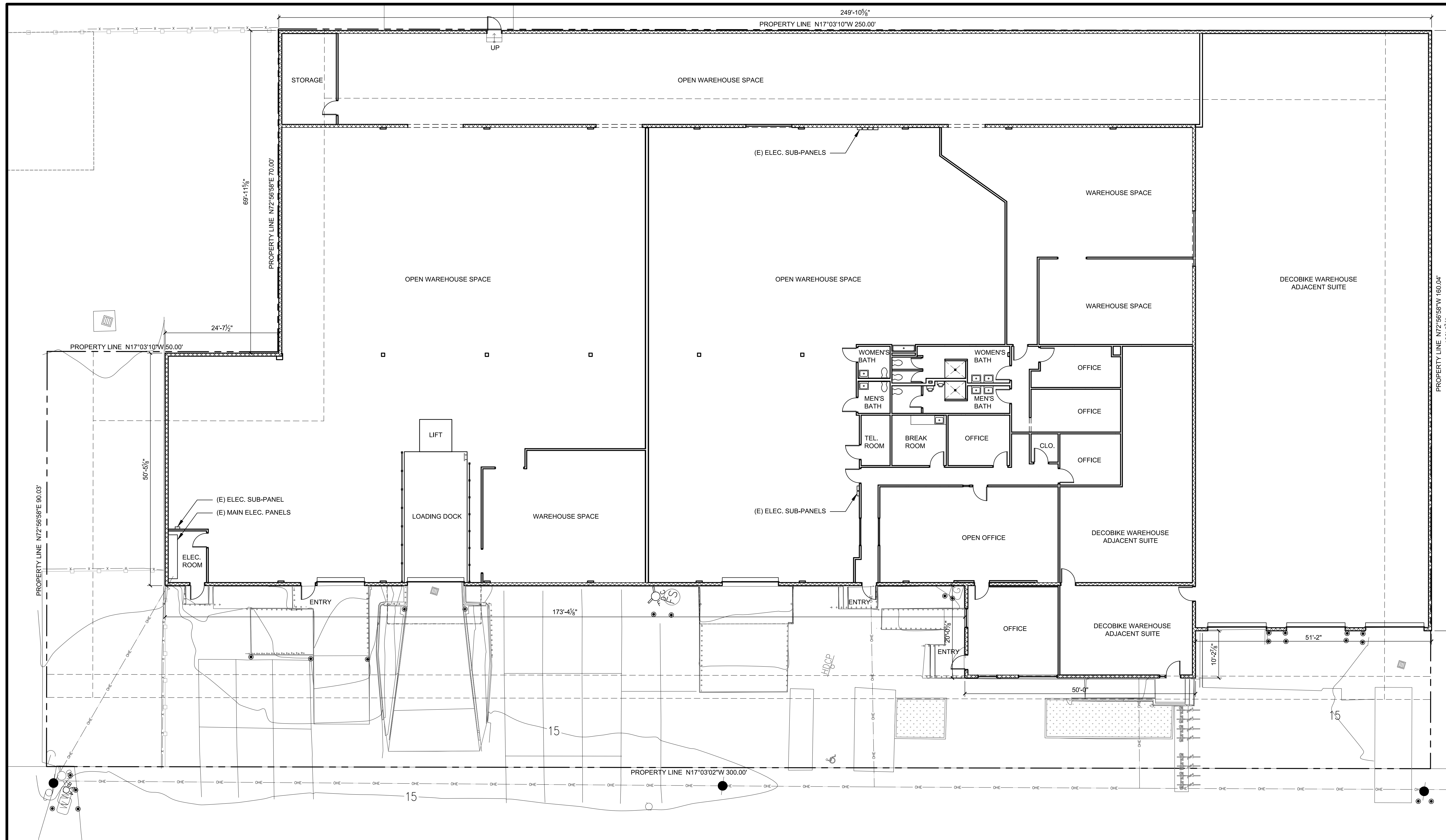


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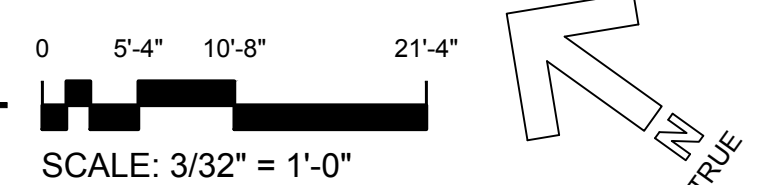
4909 Pacific Highway,  
 San Diego, CA 92110

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 United Partners, LLC, a California  
 Limited Liability Company



1 FIRST FLOOR PLAN - EXISTING  
 SCALE: 3/32" = 1'-0"



FLOOR PLAN NOTES

- A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- C. The Contractor or sub-contractor shall notify TECHNЕ and the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNЕ and the Architect. Do not proceed with work until written or verbal instructions are issued by TECHNЕ and the Architect.

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

REV	DATE	DESCRIPTION
01	11.16.17	CLP Completeness Review
02	12.01.17	CLP Submittal 1
03	02.06.17	CLP Submittal 2
04	05.24.18	CLP Submittal 3
05	07.12.18	CLP Submittal 4

MARK	DATE	DESCRIPTION
	11.29.17	11.29.17
		PROJECT NO: 1735
		CAD DWG FILE: A103 FIRST FLOOR PLAN - EXISTING.DWG
		DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
		CHK'D BY: ABHAY SCHWEITZER

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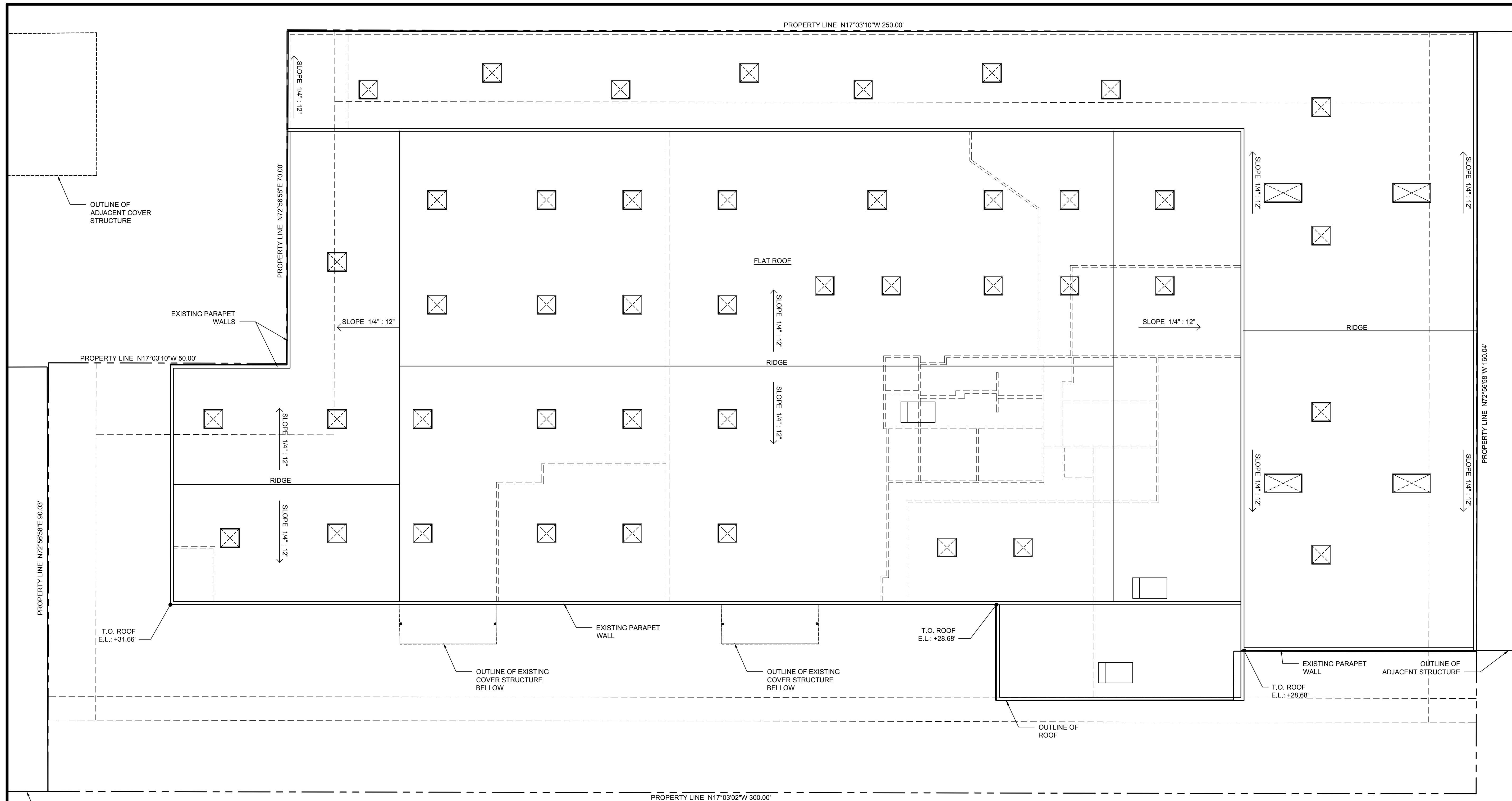
**FIRST FLOOR PLAN  
 - EXISTING**

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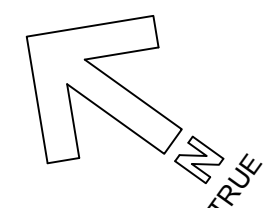
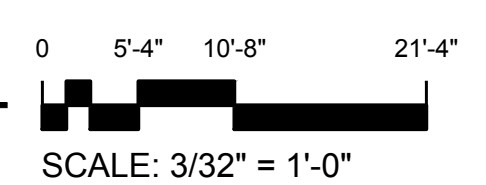
OWNER

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 San Diego, CA 92110

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1 ROOF PLAN - EXISTING  
 SCALE: 3/32" = 1'-0"



ROOF PLAN LEGEND	
	ROOF SLOPE INDICATOR
	OUTLINE OF WALLS BELOW
	EXISTING ROOF MOUNTED HVAC
	EXISTING SKYLIGHT 48X48" TYPICAL
	EXISTING SKYLIGHT 48X96"

MARK	DATE	DESCRIPTION
01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

PROJECT NO: 1735  
 CAD DWG FILE: A104 ROOF PLAN - EXISTING.DWG  
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.  
 CHK'D BY: ABHAY SCHWEITZER

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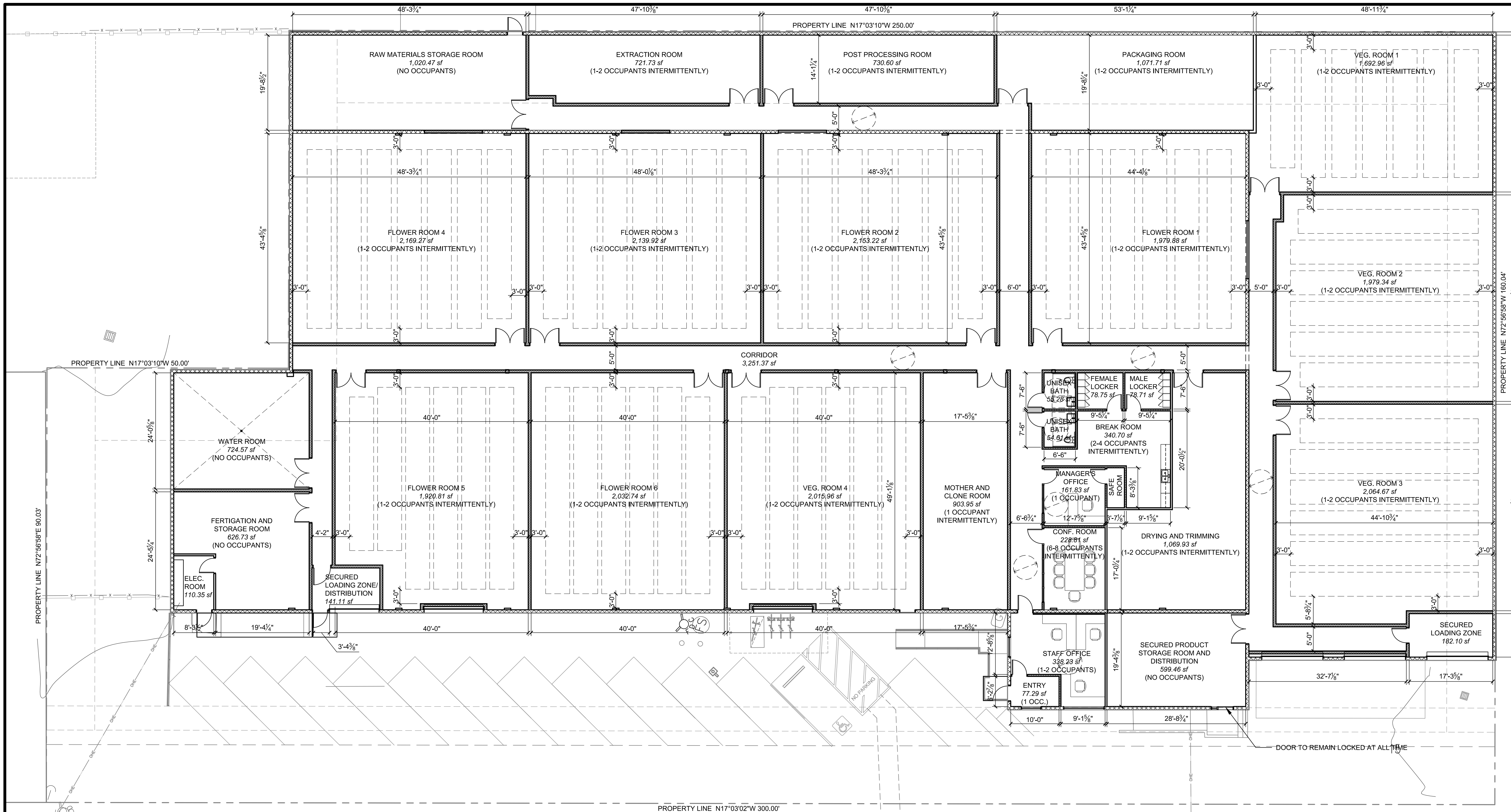
SHEET TITLE  
**ROOF PLAN - EXISTING**

CONSULTANTS

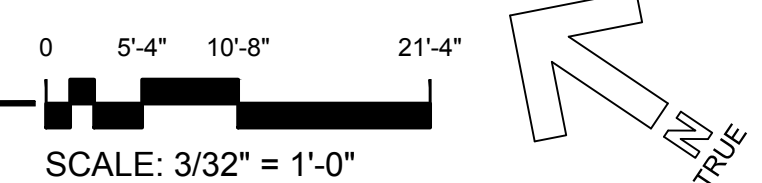
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Limited Liability Company



1 FIRST FLOOR PLAN - PROPOSED  
SCALE: 3/32" = 1'-0"



DETAILED DESCRIPTION OF SPACES

- Entry - Refer to plans for square footage. This entry is the main entry used by employees to enter and exit the building. It is also the visitor entrance/exit. The external door to the Entry is open to visitors. A bell dings alerting staff that a visitor has arrived. The door from the Entry to the secure area has an electronic key pad entry. All employees have a unique digital electronic key code for entry through this door. There will be approximately 1 occupant in this space intermittently.
- Staff Office - Used by management staff for daily management activities. This room is not separately locked. There will be approximately 1-2 occupants in this space.
- Conference Room - This is a non-secure space for meetings. There will be approximately 6-8 occupants in this space intermittently.
- Manager's Office - This office is locked and only managers are allowed in the manager's office. It has a key lock. There will be approximately 1 occupant in this space.
- Safe Room - This space is located in the Manager's Office and has an additional lock on the door. It is used to store the safe, where, for example, cash is stored. This room also stores all records that are required to be kept secure by the licensing agencies and it stores the video system and backups as required.
- Break Room - The employee break room is used for breaks, lunches, etc. It is not separately locked. There will be approximately 2-4 occupants in this space intermittently.
- Female Locker - This space is used for the storage of employee's personal items as well as for when employees need to change into clothing that is work specific. There will be approximately 2-4 occupants in this space intermittently.
- Male Locker - This space is used for the storage of employee's personal items as well as for when employees need to change into clothing that is work specific. There will be approximately 2-4 occupants in this space intermittently.
- Unisex Accessible Baths - Available to all employees and visitors. These two rooms have appropriate facilities including hand washing sinks. There will be approximately 1-2 occupants in these spaces intermittently.
- Secured Product Storage Room and Distribution - Product that has been manufactured, tested, packaged, labeled, and quality assurance checked is stored in this room. It is separately locked with access by manager's only. Product stored here is waiting distribution. There will be no occupants in this room.
- Packaging - After manufacture, products are moved to this room for packaging, labeling,

- and preparation for distribution. This is also the room that is used for the quality control procedure. There will be approximately 1-2 occupants in this space intermittently.
- Mother and Clone Room - This room is used for the cultivation of cannabis clones (seedlings) which will eventually be transported into the Veg. Rooms to continue their growth cycle. This room also contains a small quantity of "mother plants" which are the plants that provide the clones. There will be approximately 1 occupant in this space intermittently.
- Veg. Rooms 1-4 - This room is mainly comprised of trays where the cannabis plant is grown. In this stage of growth the plants are developing from seedlings into full grown plants before being transferred into the Flower Rooms. There will be approximately 1-2 occupants in this space intermittently.
- Flower Rooms 1-6 - This room is mainly comprised of trays where the cannabis plant is grown. In this stage of growth the plants are developing the cannabis flowers and will ultimately be harvested. There will be approximately 1-2 occupants in this space intermittently.
- Drying and Trimming - Raw cannabis is dried and trimmed in this area. Once drying and trimming of a batch is complete, it is moved to a production room. There will be approximately 1-2 occupants in this space intermittently.
- Electrical Room - This is a locked electrical utility room. There will be no occupants in this space.
- Secure Loading/Unloading Area - Cultivation materials such as nutrients, growing matter, etc., are received in this space. Shipping manifests are reviewed, product is inspected, and shipments are accepted or rejected. After accepting a shipment, the external door is closed and the locking mechanism engages. The dried and cured marijuana flower or other plant matter are also loaded into distribution vans from this location using the same secure procedure for receiving shipment. There will be no occupants in this space.
- Water Room - This room contains the water treatment and distribution equipment to support the cultivation of cannabis. It is mainly comprised of tanks, filters, pumps and other mechanical systems associated with automated irrigation. There will be no occupants in this space.
- Fertigation Room - This room contains the water and fertigation system to support the

- cultivation of cannabis. It is mainly comprised of fertigation equipment and other mechanical associated with automated irrigation. This room is also where the plant nutrients are stored. There will be no occupants in this space.
- Post Processing Room - This room is where the raw extract is further processed through a variety of methods into a more refined oil or extract. This room is also where batches are stored awaiting the laboratory testing process. The lab testing licensee performs the sampling of batches in this room. Manufactured product remains in this room until lab test results are returned. If a batch passes testing, it's moved to the Finished Product Storage Room or directly enters the distribution process. There will be approximately 1-2 occupants in this space intermittently.
- Extraction Room - Cannabinoids are extracted in this room through a variety of processes. Batches are kept separate during the extraction process. There will be approximately 1-2 occupants in this space intermittently.
- Raw Material Storage - Raw cannabis is stored in this room until processing is ready for it. There are shelves in this room that allow for separate storage of batches. There will be no occupants in this space.

FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
  - Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
  - The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
  - Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.
- DIMENSIONS**
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
  - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
  - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

ODOR SUPPRESSION MEASURES

- 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 or air with others 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 8" REINFORCED CMU WALL TO REMAIN
- EXISTING NON-STRUCTURAL INTERIOR WALL TO REMAIN
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3 3/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
- 3" U.N.O.
- DOOR AND SYMBOL. See door schedule for complete information
- WINDOW AND SYMBOL. See window schedule for complete information

MARK	DATE	DESCRIPTION
01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

PROJECT NO: 1735  
CAD DWG FILE: A105 FIRST FLOOR PLAN - PROPOSED.DWG  
DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.  
CHK'D BY: ABHAY SCHWEITZER  
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SHEET TITLE  
FIRST FLOOR PLAN  
- PROPOSED

CONSULTANTS

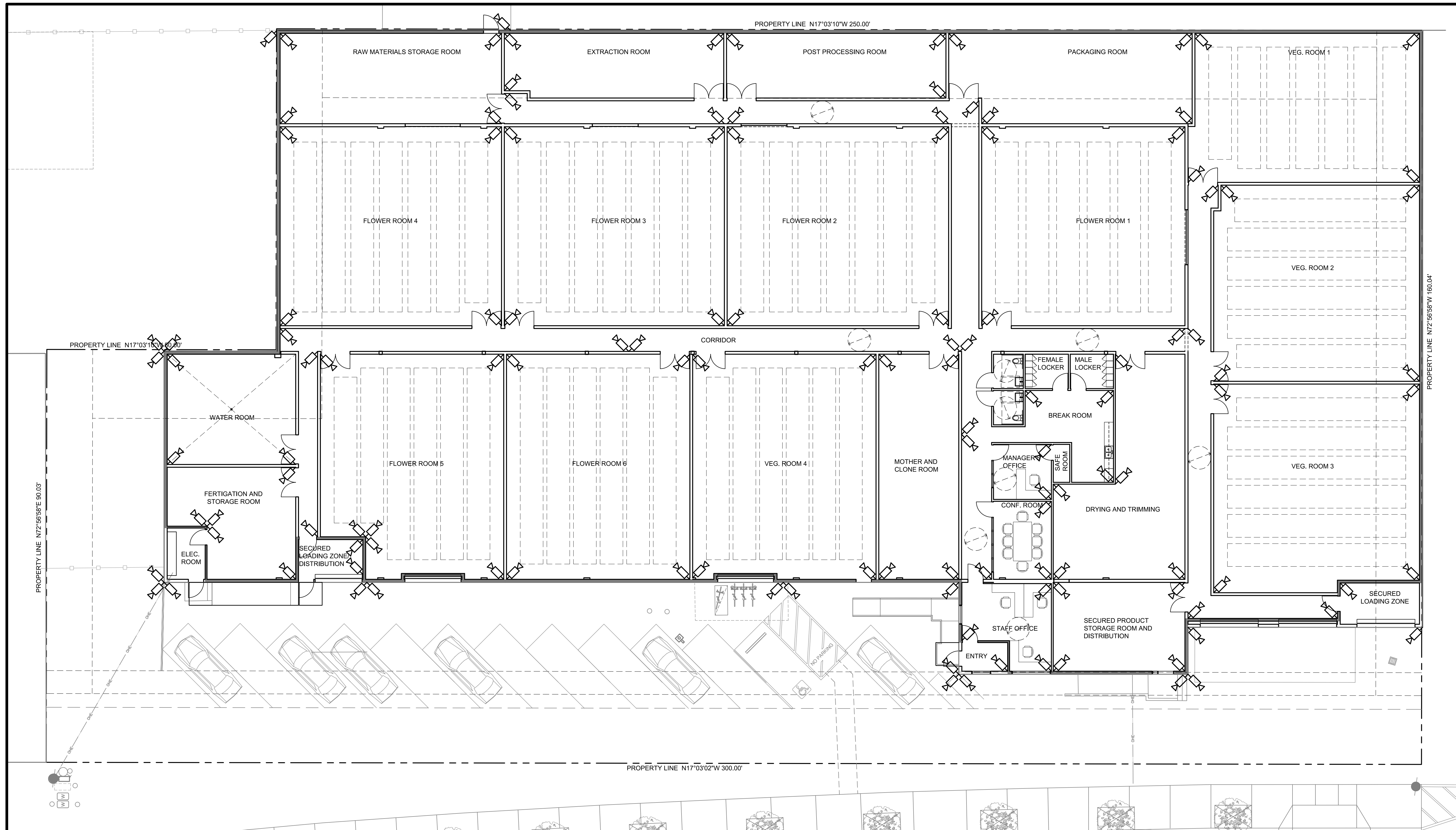
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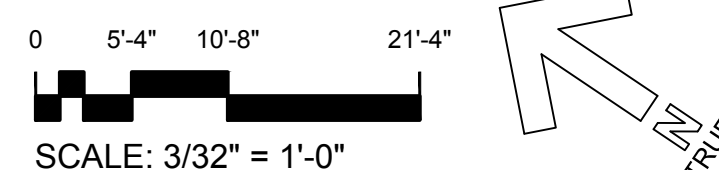
4909 Pacific Highway,  
 San Diego, CA 92110

OWNER

RAP Holdings, LLC, a California  
 Limited Liability Company &  
 United Partners, LLC, a California  
 Limited Liability Company



1 SECURITY PLAN DIAGRAM - PROPOSED  
 SCALE: 3/32" = 1'-0"



SECURITY NOTES

- A. The site shall be alarmed with centrally monitored fire and burglary alarm system and monitored by an alarm company licensed by the State of California (B & P Code 7590 et seq.)
- B. A surveillance camera shall be placed at face level to capture recording of every individual coming and going from the business for identification purposes.
- C. 24-hour fixed camera video surveillance shall be available for 90 days after recording. The recording shall be of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area and room and adjacent perimeter area within a minimum of 50 feet; and that the City of La Mesa Police Department or other city authorized department shall have 24 hour remote access to the surveillance system.
- D. It shall be the responsibility of the alarm user to maintain or have maintained in proper working order, any type of security alarm system installed upon, in or around the protected property, from system failure, malfunction, misuse, misoperation or accidental tripping and to insure that any agent, lessee, relative or guest does not falsely activate the system due to system failure, malfunction, misuse, misoperation or accidental tripping.
- D.a. Every alarm user shall post, legible to law enforcement personnel, 1) the name and phone number of the alarm company providing 24 hour response service; or 2) shall make available and keep up to date, on file with the La Mesa Police Department, the names and phone numbers of two persons who will respond at the request of the police department to silence the alarm and check the alarmed area. This section provides ability to notify a responsible party.
- D.b. It shall be unlawful to use an alarm designed to report robberies (211 P.C.), burglaries (459 P.C.) or fires for any other purpose, non-emergency service or disturbance, knowing such report to be false. (Ord.2313; May 12, 1983)

City of La Mesa Municipal Code: Sec. 10.100.040 - Alarm User Responsibility

SECURITY PLAN LEGEND

- SECURITY CAMERA
- 110 - INTERIOR SECURITY CAMERAS
- 20 - EXTERIOR SECURITY CAMERAS
- LEVEL 1 BULLET RESISTANT WALL.

SECURITY MEASURES

- THIS PROJECT PROPOSES TO IMPLEMENT THE FOLLOWING SECURITY MEASURES:
1. OPERABLE CAMERAS (On-site and off-site monitoring with remote backup)
  2. ALARMS
  3. LICENSED SECURITY GUARD DURING BUSINESS HOURS
  4. BULLET RESISTANT ASSEMBLIES TO PROTECT EMPLOYEES
  5. METAL DETECTORS
  6. "MAN-TRAP" TYPE EXIT
  7. ILLUMINATION AROUND BUILDING, IN PARKING AREAS AND IN ADJACENT SIDEWALKS

MARK	DATE	DESCRIPTION
01	11.16.17	CLP Completeness Review
02	12.01.17	CLP Submittal 1
03	02.06.17	CLP Submittal 2
04	05.24.18	CLP Submittal 3
05	07.12.18	CLP Submittal 4

PROJECT NO: 1735

CAD DWG FILE: A106 FIRST FLOOR SECURITY PLAN - PROPOSED.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

CHK'D BY: ABHAY SCHWEITZER

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SECURITY PLAN  
 DIAGRAM -  
 PROPOSED

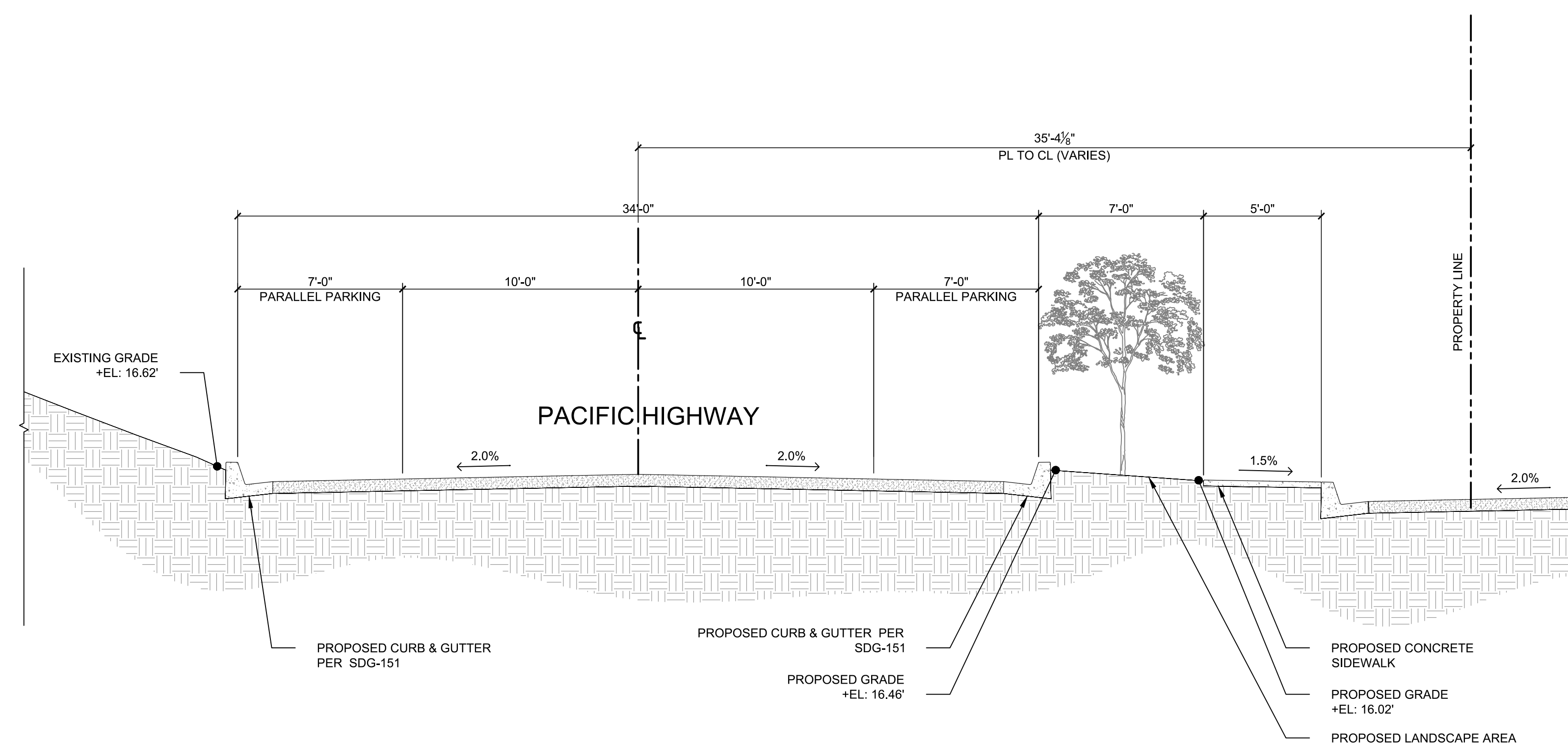
A106

CONSULTANTS

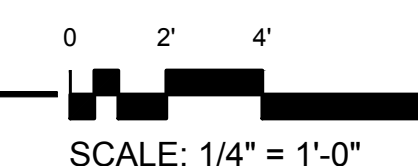
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 San Diego, CA 92110

OWNER

RAP Holdings, LLC, a California  
 Limited Liability Company &  
 United Partners, LLC, a California  
 Limited Liability Company



1 STREET CROSS SECTION - PROPOSED  
 SCALE: 1/4" = 1'-0"



01	11.16.17	CUP Completeness Review
02	12.01.17	CUP Submittal 1
03	02.06.17	CUP Submittal 2
04	05.24.18	CUP Submittal 3
05	07.12.18	CUP Submittal 4

MARK	DATE	DESCRIPTION

PROJECT NO: 1735

CAD DWG FILE: A401 STREET CROSS SECTION - PROPOSED.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE  
**STREET CROSS SECTION - PROPOSED**

A401