



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 8, 2018 REPORT NO. [HO-18-066](#)

HEARING DATE: August 15, 2018

SUBJECT: MPF 7542 Trade Street Process Three Decision

PROJECT NUMBER: [585533](#)

OWNER/APPLICANT: Trade Street, LLC, Owner / Lunar Loussia, Applicant

### SUMMARY

**Issue:** Should the Hearing Officer approve a marijuana production facility to operate within an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings located at 7542 Trade Street within the IL 2-1 zone within the Mira Mesa Community Plan area in Council District 6?

#### Staff Recommendation:

1. Approve Conditional Use Permit No. 2064703.

**Community Planning Group Recommendation:** As of the printing of this report, a recommendation from the Mira Mesa Community Planning group was not available. If it becomes available, their recommendation will be presented at the hearing.

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 14, 2018, and the opportunity to appeal that determination ended June 28, 2018.

### BACKGROUND

The Mira Mesa Community Plan designates the site for Light Industrial Land Use Area and the Miramar Subarea of the Mira Mesa Community Plan (Attachment 1). The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The 11.42-acre site is located at 7542 Trade Street in the IL-2-1 zone (Attachment 2). The building is currently being used for manufacturing purposes. The purpose and intent of the IL-2-1 zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows

a mix of light industrial and office uses with limited commercial. The site presently developed with industrial buildings constructed in 1974 for manufacturing uses (Attachment 3).

The site is designated for Light Industrial uses in the Miramar Subarea of the Mira Mesa Community Plan. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. All the surrounding parcels are located in the IL-2-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Marijuana Production Facilities would create jobs and encourage commerce within the San Diego region.

Marijuana Production Facilities are restricted to forty City-wide, within light and heavy industrial zones. Marijuana Production Facilities 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. Marijuana Production Facilities 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. Marijuana Production Facilities must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

## DISCUSSION

### Project Description

The project proposes the operation of a Marijuana Production Facility within an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings. The 11.42-acre site is located within the IL-2-1 zone in the Mira Mesa Plan area in Council District 6. The Marijuana Production Facility operations would include the extraction, testing, manufacturing and distribution of cannabis products to State of California licensed marijuana outlets (Attachment 4).

The project proposes interior improvements that include non-load bearing partitions, doors, lighting, security cameras and system, millwork, finishes throughout and associated mechanical, electrical and plumbing improvements. Other minor site improvements are proposed consistent with the City of San Diego requirements. No exterior building alterations would occur. The proposed improvements would require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include the removal and replacement of the existing uplifted and damaged sidewalk, curb & gutter and the reconstruction of the two existing driveways per current City Standards, satisfactory to the City Engineer.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with all development regulations of the IL-2-1 zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 5) to support the proposed development and draft conditions of approval (Attachment 6). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2064703, with modifications.
2. Deny Conditional Use Permit No. 2064703, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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John S. Fisher  
Development Project Manager

Attachments:

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



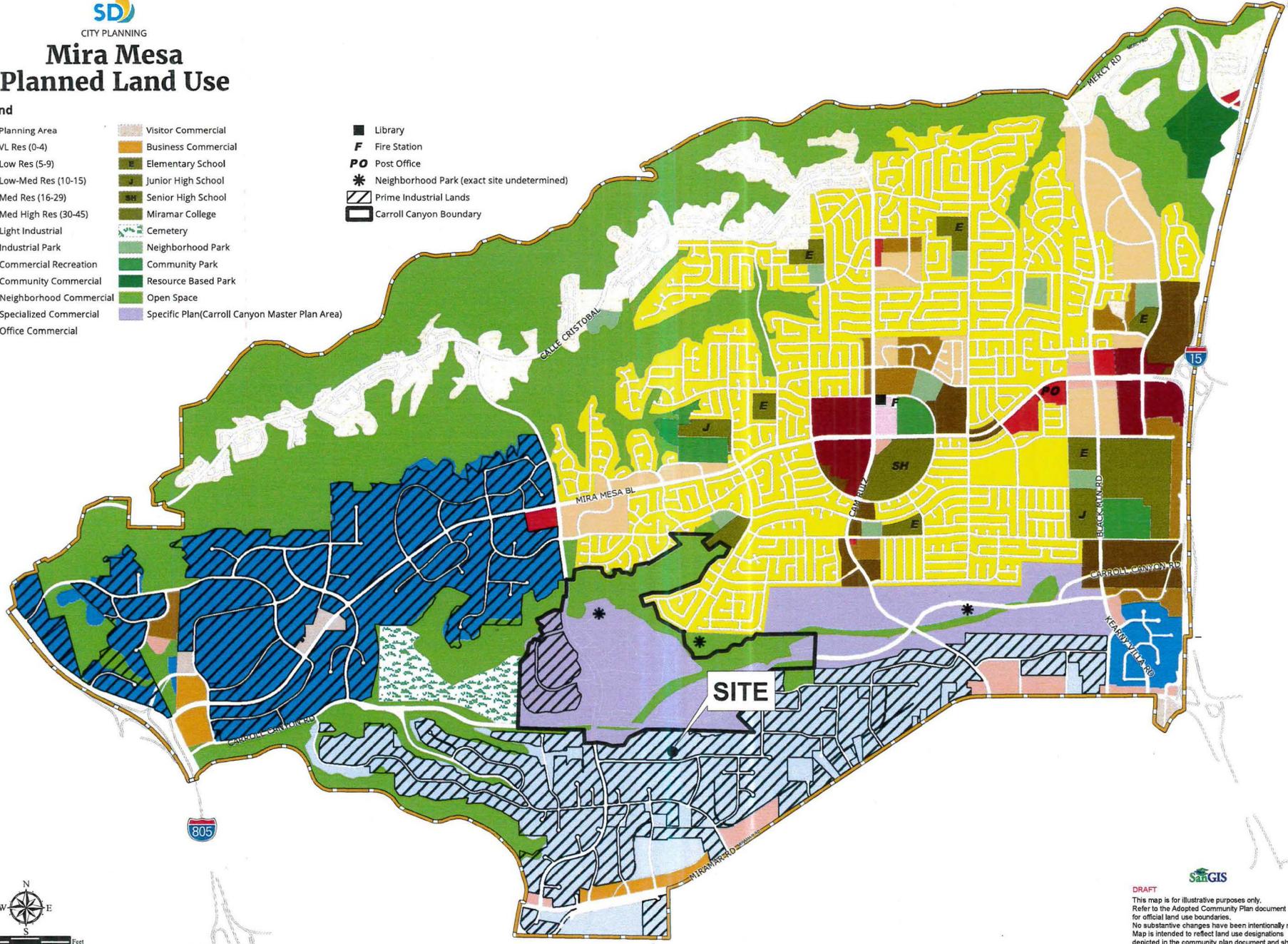
CITY PLANNING

# Mira Mesa Planned Land Use

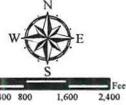
## Legend

- Planning Area
- VL Res (0-4)
- Low Res (5-9)
- Low-Med Res (10-15)
- Med Res (16-29)
- Med High Res (30-45)
- Light Industrial
- Industrial Park
- Commercial Recreation
- Community Commercial
- Neighborhood Commercial
- Specialized Commercial
- Office Commercial
- Visitor Commercial
- Business Commercial
- Elementary School
- Junior High School
- Senior High School
- Miramar College
- Cemetery
- Neighborhood Park
- Community Park
-  Resource Based Park
- Open Space
- Specific Plan(Carroll Canyon Master Plan Area)

- Library
- Fire Station
- Post Office
- Neighborhood Park (exact site undetermined)
- Prime Industrial Lands
- Carroll Canyon Boundary



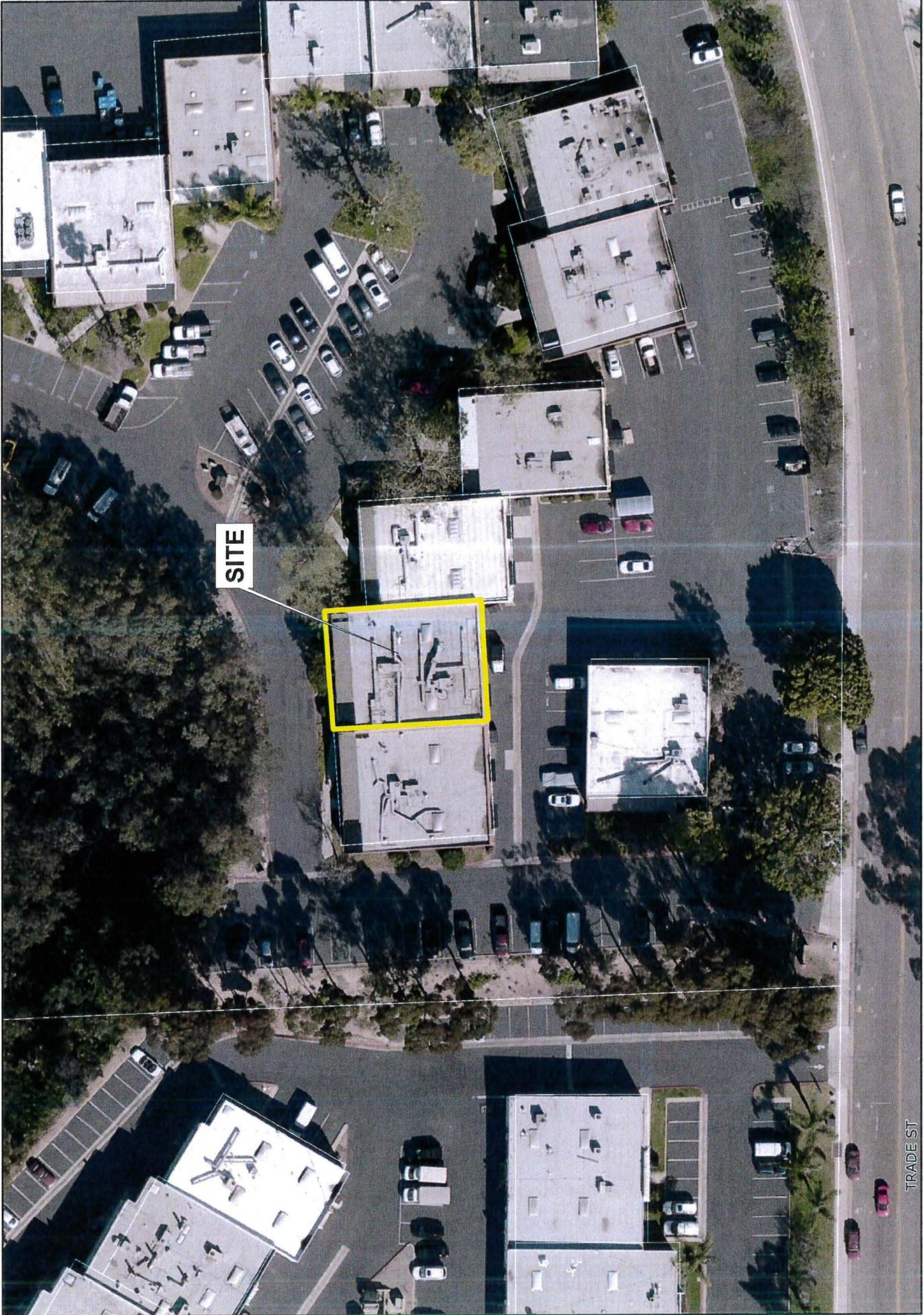
**SITE**



**DRAFT**

This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. No substantive changes have been intentionally made. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes.





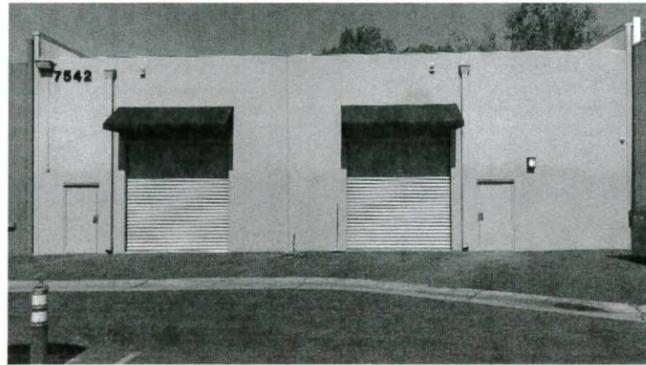
DATE: 7/24/2018  
 SanGIS  
 THE CITY OF SAN DIEGO  
 GIS SERVICES DIVISION  
 3500 LAMAR AVENUE, SUITE 1000  
 SAN DIEGO, CA 92108  
 TEL: 619-495-5000  
 WWW.SANDIEGO.CA.GOV

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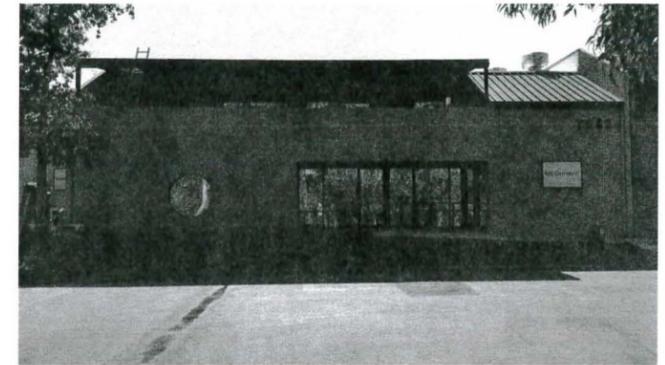
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TRADE ST



# Conditional Use Permit Marijuana Production Facility Trade Street LLC Lab

7542 Trade Street  
San Diego, CA 92121



General Notes	Governing Building Codes	Project Information	Scope of Work	Sheet Index																																																																																		
<p>1. I am the designer/owner in responsible charge of this tenant improvement. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law.</p> <p>Print name: <u>Kent Coston</u></p> <p>Signature: _____</p> <p>2. If the city building inspection determines non-compliance with any accessibility provisions, a complete detailed reused plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, and etc.) will be submitted to the department for review and approval.</p> <p>3. Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4)</p> <p>4. Existing Gate to remain open during business hours.</p> <p>5. This project proposes no soil disturbance and no development improvements outside the existing building footprint for this Discretionary Review and therefore does not require any permanent storm water Best Management Practices.</p> <p>6. The Marijuana Production Facility will implement an odor suppression system to address potential odor impacts. This will include Carbon Filters on all exhaust and return Duct.</p> <p>7. The exhaust carbon scrubber to address any release of odors from operations and the project's HVAC system shall be designed in manner with positive and negative air flow consistent industry standards and the California Building Code.</p> <p>8. Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet.</p>	<p>1. All construction, including material and workmanship shall conform to the following California Building Codes:</p> <ul style="list-style-type: none"> <li>a. 2016 California Building Code (Title 24 Part 2)</li> <li>b. 2016 California Residential Code (Title 24 Part 2.5)</li> <li>c. 2016 California Electrical Code (Title 24 Part 3)</li> <li>d. 2016 California Mechanical Code (Title 24 Part 4)</li> <li>e. 2016 California Plumbing Code (Title 24 Part 5)</li> <li>f. 2016 California Energy Code (Title 24 Part 6)</li> <li>g. 2016 California Fire Code (Title 24 Part 9)</li> <li>h. 2016 California Building Energy Efficiency Standards</li> </ul> <p>2. Wherever code or California Building Code (CBC) is referred in the following general notes or other note sections, it shall imply the CBC code with governing agency amendments.</p>	<p>Project Address: 7542 Trade Street San Diego, CA 92121</p> <p>APN: 343-061-24-00</p> <p>Legal Description: Parcel 24 of Parcel Map 9637, in the City of San Diego, State of CA, being a division of Parcel 1 of Parcel Map #2972 being a portion of Lot 7 of G-W Industrial Park Unit No. 2, the Country of San Diego, State of California, according to Map thereof #7674, filed in the office of the County Recorder of San Diego County, June 26, 1973.</p> <p>Existing Building Construction Date: 1974</p> <p>Zone: IL-2-1</p> <p>Previous Discretionary Permits: PID #5 Date: 1979</p> <p>Overlays: Airport Influence Area (AIA) Fire Brush Zones 300' Buffer Fire Hazard Severity Zone Prime Industrial Land Residential Tandem Parking FAA Part 77 Noticing Area Airport Influence Area- Review Area 1 MCAS Miramar 500' to 505'- site elevation 370'</p> <p>Environmentally Sensitive Lands: Sensitive Biologic Resources: No Steep Hillside: No Coastal Beaches: No Sensitive Coastal Bluffs: No 100-Year Floodplain: No</p> <p>Historic District: No</p> <p>Designated Historic: No</p> <p>Geologic Hazard Categories: 53</p> <p>Earthquake Fault Buffer: No</p> <p>Existing Occupancy: F-1, B Proposed Occupancy: F-1, B</p> <p>Existing Use: Manufacturing Proposed Use: Marijuana Production Facility</p> <p>Construction Type: VB</p> <p>Site Area: 497,646 SF (11.42 Acres)</p> <p>Site FAR: 0.25 123,045 SF / 497,646 SF = 0.25</p> <p>Building Area: 3,842 SF</p> <p>FAR: 0.01 (Proposed Development) 7,189 SF / 497,646 SF = 0.01</p> <p>Coverage: 0.01 3,842 SF / 497,646 SF = 0.01</p> <p>Landscape Area: 7% 34,130 SF / 497,646 SF = 0.07</p>	<p>1. Convert existing two-story, 7,189 SF Manufacturing Warehouse into new 7,189 SF Marijuana Production Facility.</p> <p>2. No new floor area proposed.</p> <p>3. No proposed exterior modifications to existing building.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Sheet Name</th> <th rowspan="2">Issue Date</th> <th colspan="2">Revision</th> </tr> <tr> <th>#</th> <th>Issue Date</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">Architectural</td> </tr> <tr> <td>A0.0</td> <td>Cover Sheet</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A0.1</td> <td>Stormwater Checklist</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A0.2</td> <td>Allowable Area Analysis</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.0</td> <td>Transit Map</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.1</td> <td>Site Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.2</td> <td>Enlarged Site Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.3</td> <td>Parking Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.4</td> <td>Brush Management Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A1.5</td> <td>Brush Management Notes</td> <td>05/17/18</td> <td></td> </tr> <tr> <td>A1.6</td> <td>Site Details</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A2.0</td> <td>Accessibility Plans</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A3.0</td> <td>Existing Floor Plans</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A3.1</td> <td>Proposed First Floor Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A3.2</td> <td>Proposed Second Floor Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A3.3</td> <td>Operation Plan</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A4.0</td> <td>Existing Exterior Elevations</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A5.0</td> <td>Enlarged Floor Plans</td> <td>04/27/2018</td> <td></td> </tr> <tr> <td>A5.1</td> <td>Enlarged Floor Plans</td> <td>04/27/2018</td> <td></td> </tr> </tbody> </table>	Sheet Name	Issue Date	Revision		#	Issue Date	Architectural				A0.0	Cover Sheet	04/27/2018		A0.1	Stormwater Checklist	04/27/2018		A0.2	Allowable Area Analysis	04/27/2018		A1.0	Transit Map	04/27/2018		A1.1	Site Plan	04/27/2018		A1.2	Enlarged Site Plan	04/27/2018		A1.3	Parking Plan	04/27/2018		A1.4	Brush Management Plan	04/27/2018		A1.5	Brush Management Notes	05/17/18		A1.6	Site Details	04/27/2018		A2.0	Accessibility Plans	04/27/2018		A3.0	Existing Floor Plans	04/27/2018		A3.1	Proposed First Floor Plan	04/27/2018		A3.2	Proposed Second Floor Plan	04/27/2018		A3.3	Operation Plan	04/27/2018		A4.0	Existing Exterior Elevations	04/27/2018		A5.0	Enlarged Floor Plans	04/27/2018		A5.1	Enlarged Floor Plans	04/27/2018	
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			<p><b>Owner:</b> Trade Street LLC 7542 Trade Street San Diego, CA 92121 Contact: Lunar Loussia lloussia@gwirelessinc.com 619-249-0624</p> <p><b>Applicant:</b> Trade Street LLC 7542 Trade Street San Diego, CA 92121 Contact: Lunar Loussia lloussia@gwirelessinc.com 619-249-0624</p> <p><b>Architect:</b> Coston Architects Incorporated 8415 La Mesa Blvd, Suite 4 La Mesa, CA 91942 Contact: Kent Coston kc@coston.com 619-518-8071</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p><b>COSTON ARCHITECTS INCORPORATED</b></p> <p>8415 La Mesa Blvd Suite 4 La Mesa, CA 91942</p> </div> <div style="text-align: center;"> </div> </div> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Conditional Use Permit Marijuana Production Facility Trade Street LLC Lab 7542 Trade Street San Diego, CA 92121</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Cover Sheet</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">DATE</td> <td style="width: 30%;">Revision Schedule</td> <td rowspan="2" style="width: 40%; text-align: center; vertical-align: middle;"><h1 style="font-size: 2em; margin: 0;">A0.0</h1></td> </tr> <tr> <td style="text-align: center;">04/27/2018</td> <td></td> </tr> <tr> <td>DRAWN</td> <td style="text-align: center;">CR</td> <td rowspan="2" style="text-align: center; vertical-align: middle;"><h1 style="font-size: 2em; margin: 0;">A0.0</h1></td> </tr> <tr> <td>PROJECT</td> <td style="text-align: center;">1723.01</td> </tr> <tr> <td colspan="2" style="text-align: right;">1 OF 16</td> <td></td> </tr> </table>	DATE	Revision Schedule	<h1 style="font-size: 2em; margin: 0;">A0.0</h1>	04/27/2018		DRAWN	CR	<h1 style="font-size: 2em; margin: 0;">A0.0</h1>	PROJECT	1723.01	1 OF 16																																																																							
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**SD** 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: **7542 Trade St. San Diego CA 92121** 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.**

1. 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

2. 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

3. 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

4. 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)

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Upon request, this information is available in alternative formats for persons with disabilities.  
DS-560 (10/16)

**Clear Page 1**

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**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**

1.  ASBS  
a. Projects located in the ASBS watershed.

2.  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.

3.  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.

4.  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.**

1. 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

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?  Yes  No

3. 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.**

1. 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

2. 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".**

1. 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

2. 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

3. 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

4. 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

5. 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

6. 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

7. 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

8. 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

9. 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

10. 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 sf 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.**

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. 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

Kent Coston Agent  
Name of Owner or Agent (Please Print) Title  
Signature Date 03/30/2018

**Clear Page 4**  
**Clear Form**

**Storm Water Quality Notes**

- The contractor shall be responsible for cleanup of all silt & mud on adjacent street(s), due to construction vehicles or any other construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- All stockpiles of soil &/or building materials that are intended to be left for a period greater than 7 calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when 5 day rain probability forecast exceeds 40%.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
- The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
- All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

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La Mesa, CA 91942

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Kent Coston  
C-29876  
Exp: 08/2019  
STATE OF CALIFORNIA

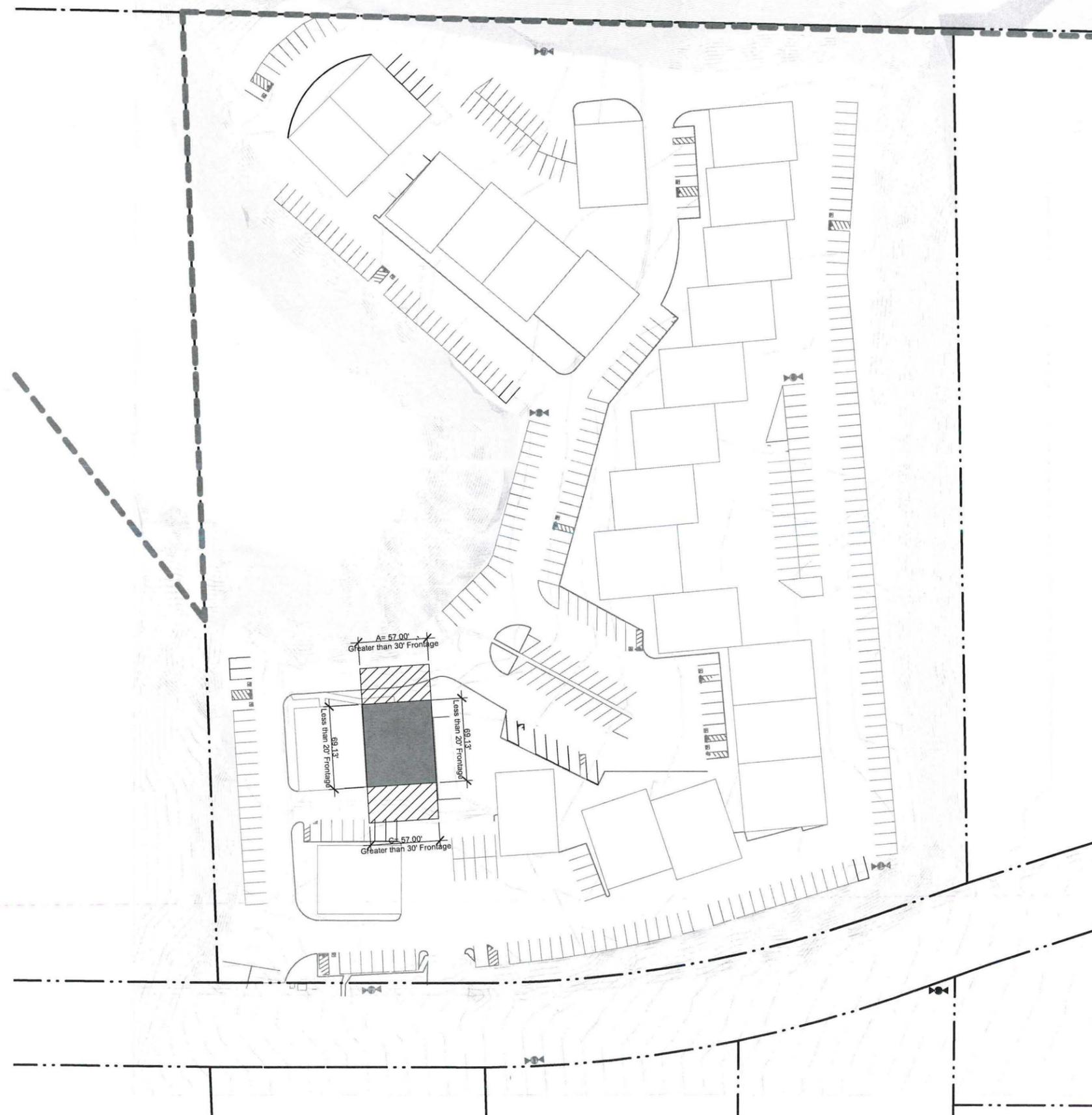
**Conditional Use Permit**  
**Marijuana Production Facility**  
**Trade Street LLC Lab**  
**7542 Trade Street**  
**San Diego, CA 92121**

**Stormwater Checklist**

DATE	Revision Schedule
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PROJECT	
1723.01	
<b>A0.1</b>	
2	OF 16

ATTACHMENT 4

ATTACHMENT 4



### Allowable Area Analysis

**Building Area Modifications**  
per CBC 506

$Aa = [At + (NS \times If)] \times Sa$   
 $Aa = [8,500 + (8,500 \times 0.20)] \times 1$   
 $Aa = [8,500 + (1,700)] \times 1$   
 $Aa = 10,200$

**Frontage Increase If**  
per CBC 506.3

$If = [F/P - 0.25] W / 30$   
 $If = [114.00/252.26 - 0.25] 30 / 30 = 0.20$

**Frontage Increase Calculation**

<20'	
A = 57.00	B = 69.13
C = 57.00	D = 69.13
114.00	138.26

Total Perimeter= 252.26

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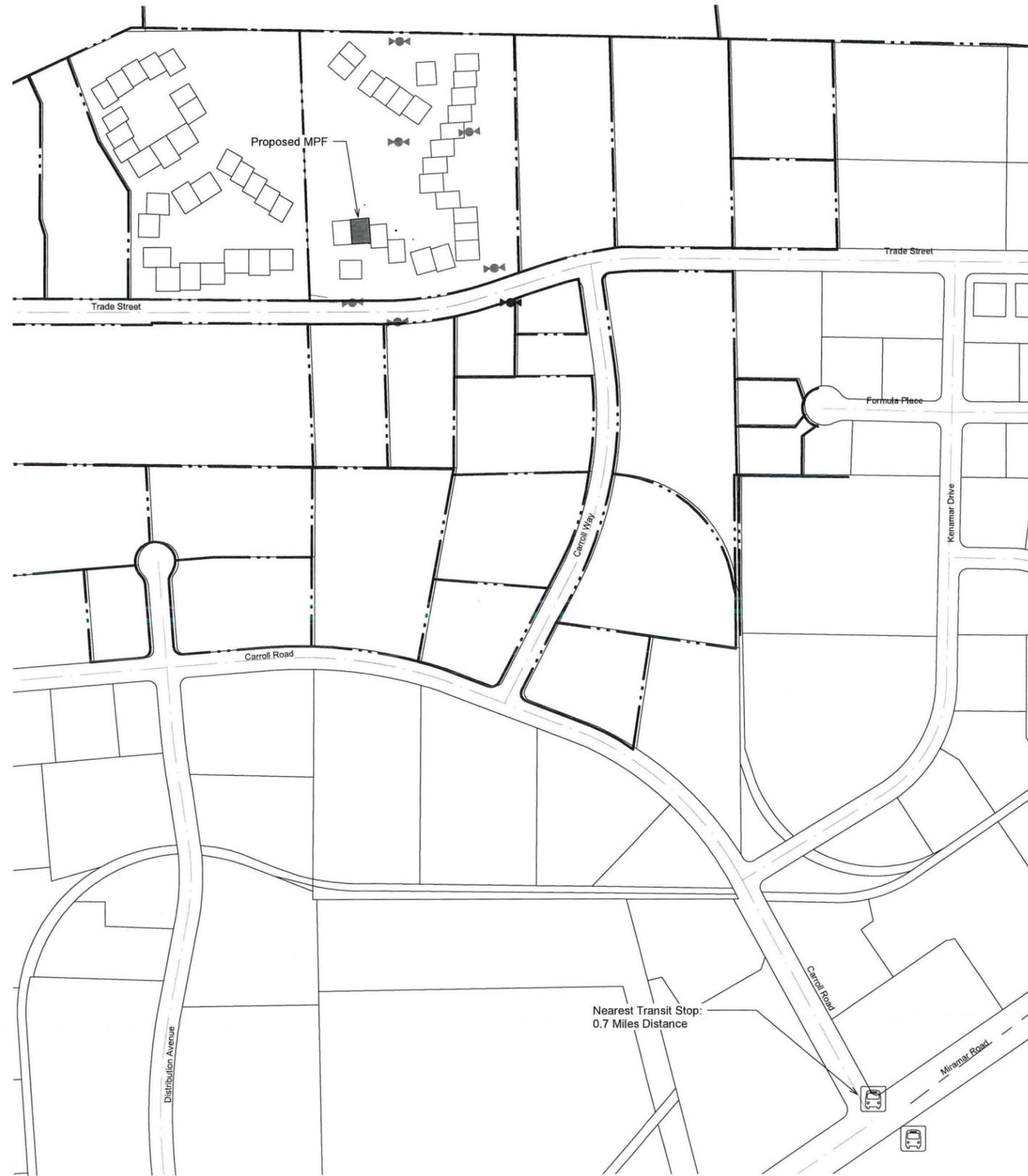
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### Allowable Area Analysis

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Note: See A1.1 for Condo Legal Descriptions



Legend

-  Limit of Work
-  (E) Building per plan (No Work Proposed)
-  (E) Transit Stop
-  (E) Fire Hydrant



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 STATE OF CALIFORNIA

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**Marijuana Production Facility**  
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Transit Map

DATE	04/27/2018	Revision Schedule	
DRAWN	CR	<h1 style="margin: 0;">A1.0</h1>	
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**Transit Stop Map**  
 1" = 200'-0" **1**



### Legend

-  Accessible path of travel with 98" min. vertical clearance at access aisles serving accessible parking spaces per CBC 11B-501. Minimum 80" vertical clearance along all accessible routes and within all accessible spaces per CBC 11B-307.4 All Accessible route surface will consist of stable, firm, and slip-resistant material per CBC 11B-302.1.
-  Limit of Work
-  (E) Building per plan (No Work Proposed)
-  (E) Landscape Area
-  (E) Concrete Path
-  (E) Fire Hydrant

### General Notes

1. No existing or proposed Transit Stops.
2. Existing Sidewalk Damage to be repaired per Current City Standards.
3. 10' Drainage Easement per Drawing No. 18473-2-D
4. Water & Sewer Mains per Drawing No. 15455-2-D
5. 24' Water Easement Per Drawing No. 15455-2-D
6. New Current City Standard Curb Outlet (D-25) to be installed.

### Site Analysis

**Landscape Area Calculation**  
 Total: 50,863 SF



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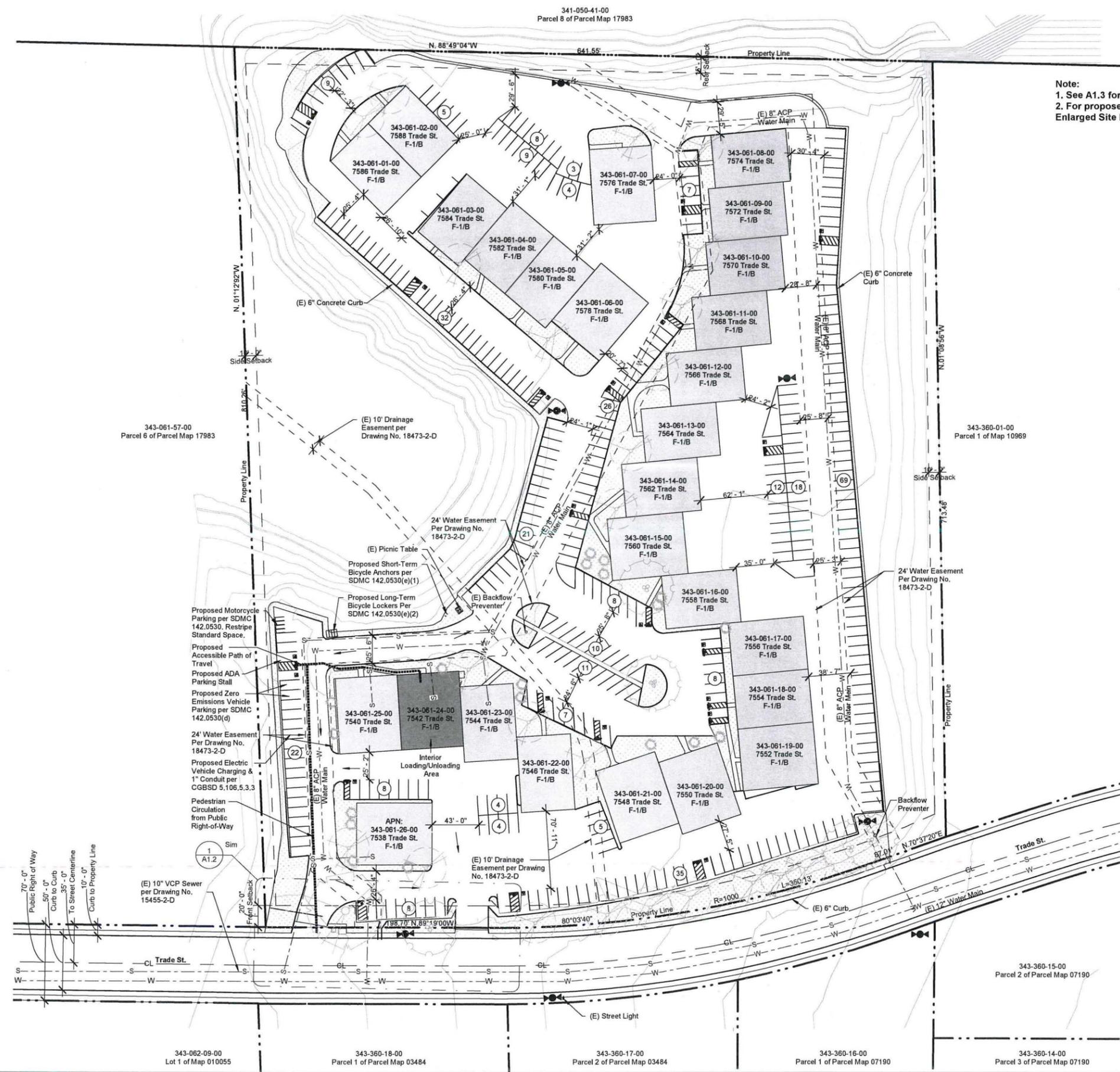


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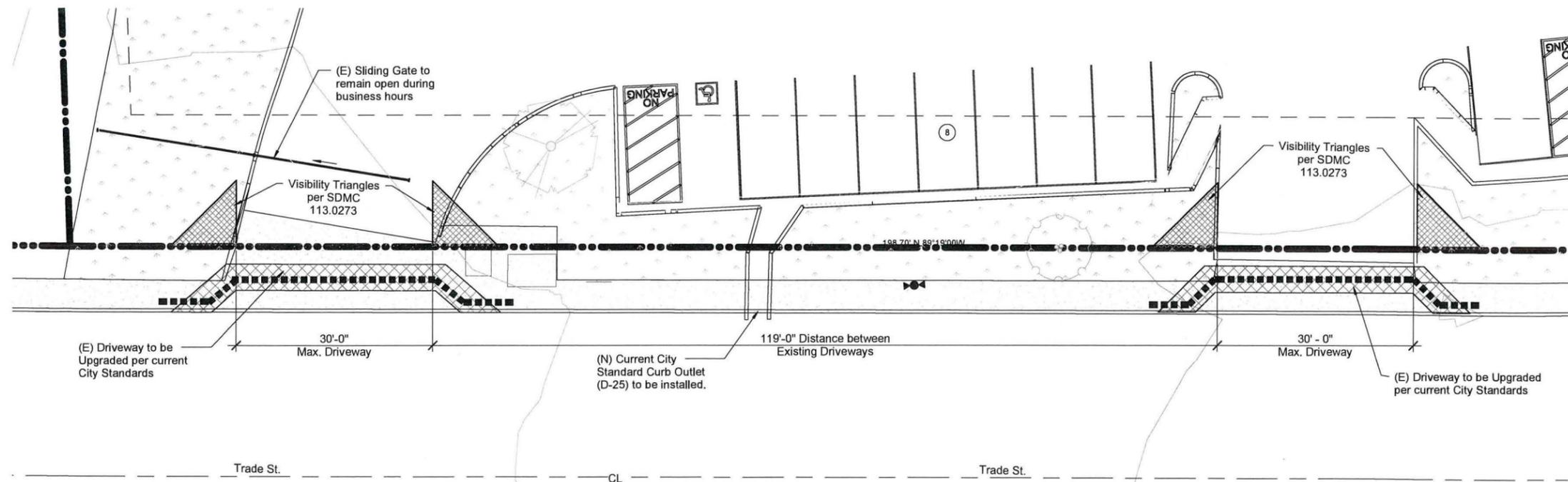
### Site Plan

DATE	Revision Schedule			
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**Note:**  
 1. See A1.3 for Parking Plan & Analysis  
 2. For proposed public improvements, see Enlarged Site Plan Sheet A1.2.

**Site Plan**  
 1" = 50'-0" **1**

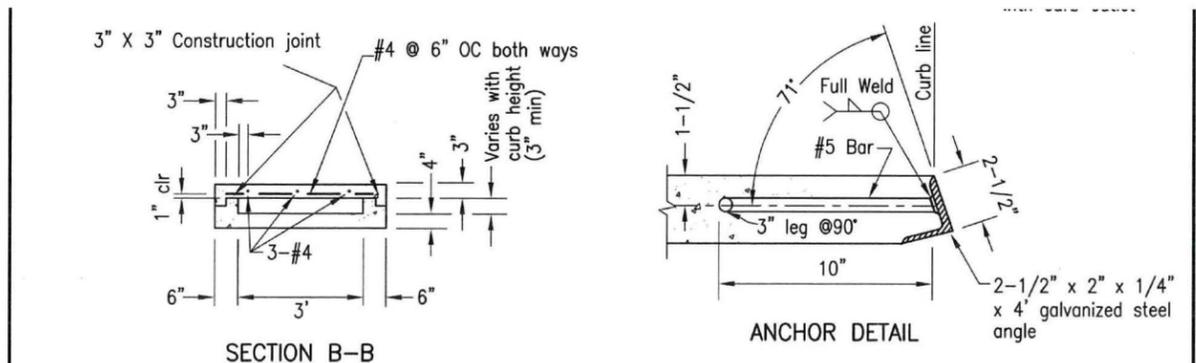
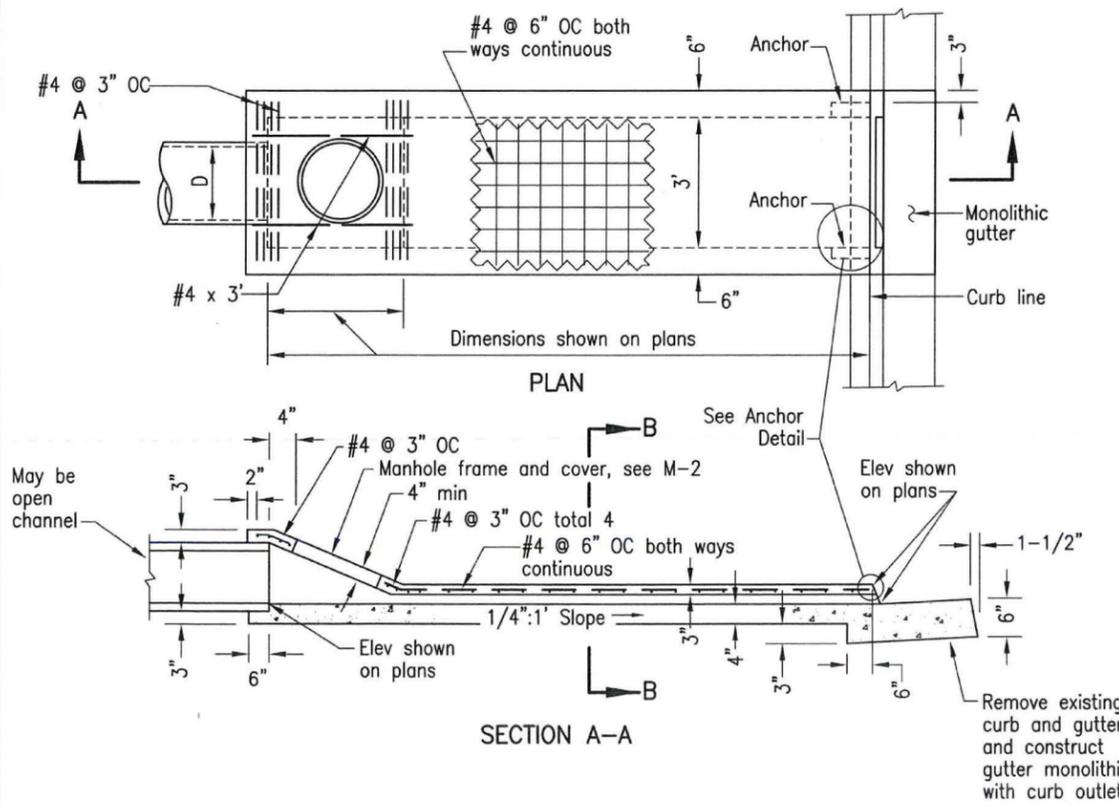


### Legend

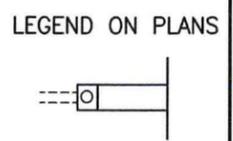
- Accessible path of travel with 98" min. vertical clearance at access aisles serving accessible parking spaces per CBC 11B-501. Minimum 80" vertical clearance along all accessible routes and within all accessible spaces per CBC 11B-307.4 All Accessible route surface will consist of stable, firm, and slip-resistant material per CBC 11B-302.1.
- (E) Landscape Area
- (E) Concrete Path
- (E) Fire Hydrant
- Visibility Triangle per SDMC 113.0273. No obstruction including solid walls in the Visibility Area shall exceed 3'-0" in height. Plant Material, other than trees, within the public right-of-way that is locating within the visibility areas shall not exceed 0'-24" in height, measured from the top of the adjacent curb.

- ### Notes
- Per SDMC Section 142-0560(j)(6), there shall be at least a 45-foot length of full height curb between driveways serving the same premises.
  - All damaged/unaligned portions of sidewalk along entire frontage shall be reconstructed per current City Standards.

Enlarged Site Plan  
1" = 10'-0" 1



- ### NOTES
- Concrete shall be 560-C-3250.
  - D=inside diameter of pipe or depth of channel.
  - Section to be sloped laterally with top conforming to the grades of the existing sidewalk and curb.
  - Manhole frame and cover may be deleted with open channel.
  - Trowel finish top surface and reproduce markings of existing sidewalk and curb.
  - Trowel finish floor of outlet.
  - Provide 1/4" tooled groove in top slab in line with back of curb.



Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/75		
Add Metric		T.Stanton	03/03		
Reformatted		T.Stanton	04/06		
Revised		T.Stanton	11/08		
Edited		S.S. T. Regello	03/11		

**CURB OUTLET - TYPE A**

CHAIRPERSON	<i>T. Stanton</i>	7/26/2012
DATE		
DRAWING NUMBER	<b>D-25</b>	

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### Enlarged Site Plan

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**A1.2**

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### Site Parking Calculations

Type	Area	Required Regulations per 1,000 SF	Min. Parking Required per Area/ 1,000 SF x Required Regulation
Retail Land Use (LU)	3,396	5.0	17
Business (LU)	63,953	3.3	211
Light Manufacturing (LU)	23,093	2.5	57.7
Marijuana Production Facility (LU)	7,189	2.5	18
Total Required Parking			304
Total Existing Parking			353

Proposed MPF

Note: All Area Totals for Site Buildings per PID #5

### Site Accessibility Parking Requirements

(Per CBC Table 11B-208.2 & 11B-208.4)

Existing Parking Spaces:	353
Required ADA Spaces:	8
Existing ADA Spaces:	19
Required ADA Van Accessible Spaces:	2
Existing ADA Van Accessible Spaces:	7
Proposed ADA Van Accessible Space:	1

### Additional Site Parking Requirements

Requirement	Regulations	Calculation	Total Required	Total Existing	Total Proposed
Short-Term Bicycle	Per SDMC 142.0530(e)(1): SF/1,000 x .1 or 2 required; Whichever is greater	7,189 SF/1,000 x 0.1 = .05	2	0	2
Long-Term Bicycle	Per SDMC 142.0530(e)(1): 5% of Total Parking or 2 Spaces; Whichever is greater	18 x .05 = 0.9	2	0	2
Motorcycle	Per SDMC 142.0533: 2% of Total Parking or 2 Spaces; Whichever is greater	18 x .02 = 0.36	2	0	2
Zero Emissions	Per SDMC 142.0530: 8% of Total Parking	18 x .08 = 1.44	2	0	2
Electric Vehicle Charging Station	Per Table CGBSD 5.106.5.3.3	N/A	1	0	1

Note: The Parking Requirements for the Proposed Development is 18 Spaces.

### Proposed Development Parking Requirements

Use	Calculation	Total Spaces	ADA Parking Requirements (Proposed Development) (Per CBC Table 11B-208.2 & 11B-208.4)
Light Manufacturing: (Proposed Development)	7,189 SF/1,000 x 2.5	18	Existing Standard Spaces: 18 Required ADA Spaces: 1 Proposed ADA Van Accessible Space: 1 Required ADA Van Accessible Spaces: 1

### Compact Parking

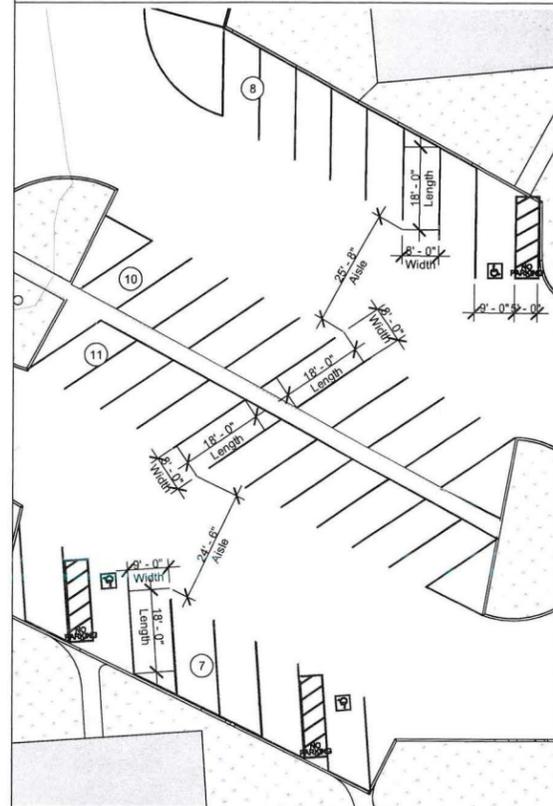
Compact Stalls Provided:	0
Compact Stalls Proposed:	0

Note: Site Parking Dimensions are a minimum of 8' x 18' and a maximum of 9' x 18'. No Compact Stalls are Provided.



Note: Drive Aisle Dimensions on Sheet A1.1

### Notes



Enlarged Parking Plan  
1" = 20'-0" 2

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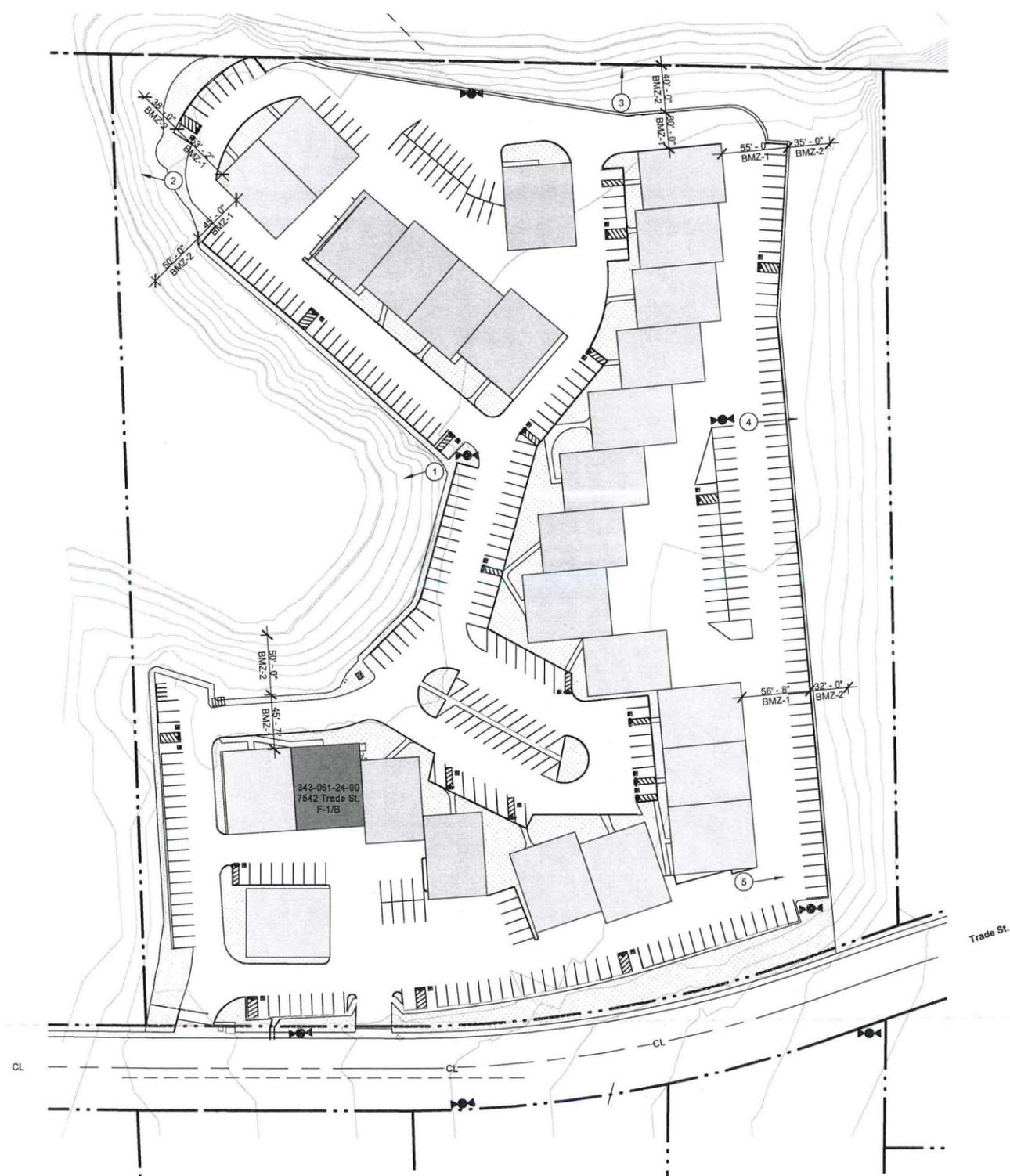
### Parking Plan

DATE	Revision Schedule
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A1.3

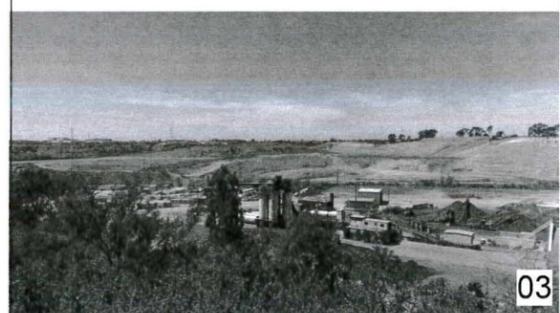
6 OF 16

Parking Plan  
1" = 50'-0" 1



Brush Management Plan  
1" = 60'-0" 1

BMZ Photographic Survey



Legend

-  Proposed Manufacturing Production Facility
-  Property Line
-  Limit of Brush Management Zone 1 or 2

General Notes

1. Brush Management Requirements per SDMC Section 142.0412
2. Existing Vegetation outside of development limits to remain.
3. 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.

Site Analysis

Total Parcel: 7,189 SF  
 Brush Management Zone 1: 93,977 SF (2.2 Acres)  
 Brush Management Zone 2: 200,742 SF (4.6 Acres)

BMZ Basis of Design

Brush Management Zone One width is measured from the exterior of the structure to the area of naturalized vegetation. Brush Management Zone Two width is measured from the edge of Zone One to native-naturalized vegetation sufficient to maintain 65 feet of defensible space.

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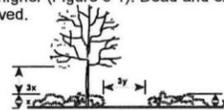
Brush Management Plan

DATE	04/27/2018	Revision Schedule	
DRAWN	CR		
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		<b>A1.4</b>	
		7	OF 16

**Brush Management Maintenance Notes**

Section III: Brush Management  
 3-1 Brush Management- Description  
 Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 Brush Management- Requirements  
 3.2-1 Basic Requirements- All Zones  
 3.2-1.01 For zone two, plants shall not be cut below six inches.  
 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches. 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1). 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures  
 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").  
 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.  
 3.2-2.03 Maintain all plantings in a succulent condition.  
 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures  
 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

**Brush Management Maintenance Notes**

II. BRUSH MANAGEMENT PROGRAM ~ In conjunction with the Brush Management Plan, provide a Brush Management Program with the following notes:  
 B) Brush Management Program, additional Maintenance Notes (provide on plan):

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly nonirrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Sarmad Hallack. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

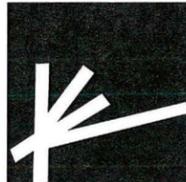
**City of San Diego BMZ Notes**

(g) Zone One Requirements

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
  - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
  - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
  - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
  - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
  - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
  - (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
  - (E) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
  - (F) Except as provided in Section 142.0412(j), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.



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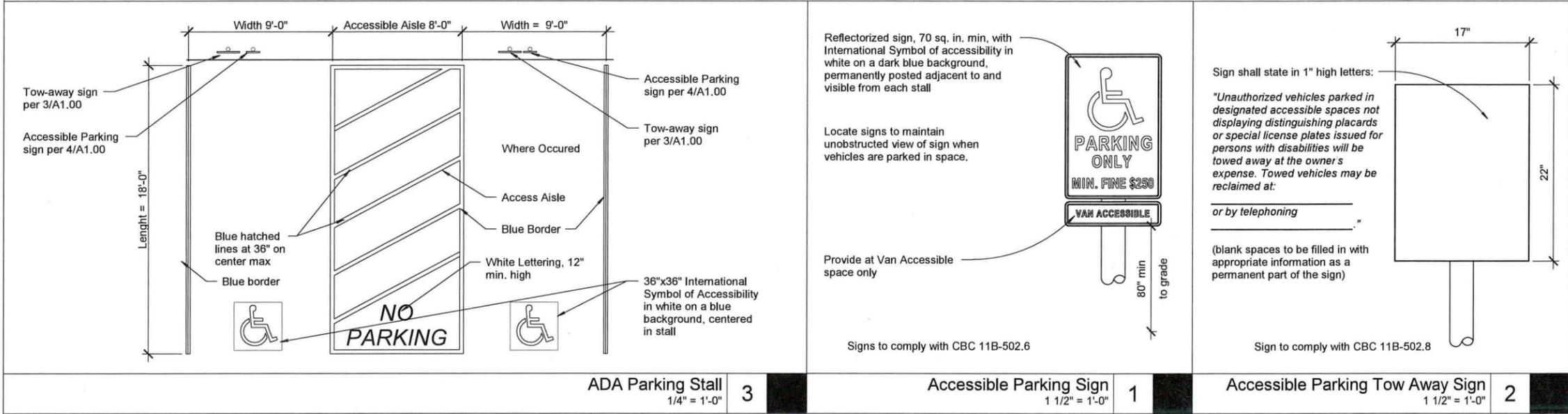
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Kent Coston  
C-29876  
08/2019  
STATE OF CALIFORNIA

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**Brush Management Notes**

DATE	Revision Schedule	<h1 style="margin: 0;">A1.5</h1>
05/17/18		
Author		
1723.01		
OF		

## Accessibility Details



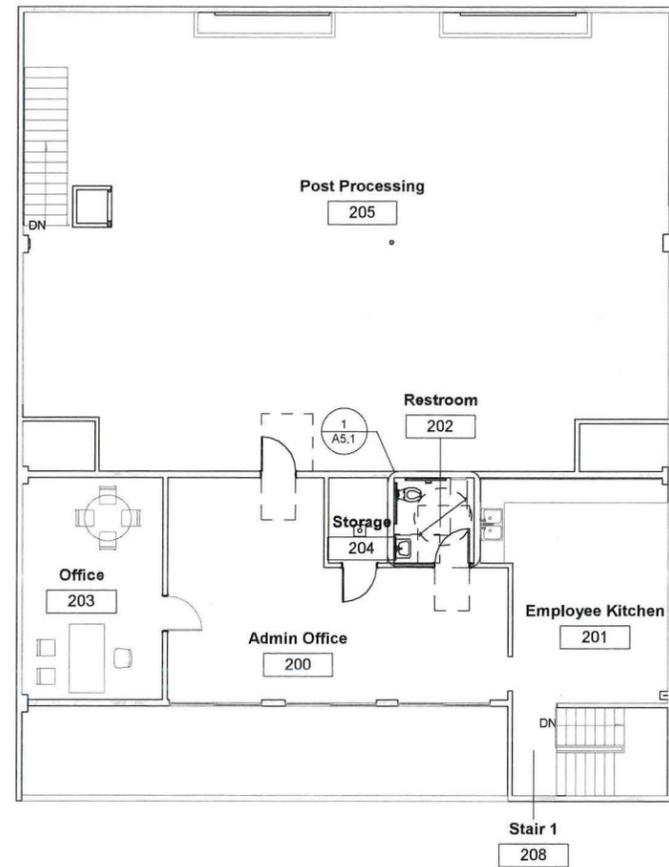
**COSTON ARCHITECTS INCORPORATED**  
 8415 La Mesa Blvd Suite 4  
 La Mesa, CA 91942

**Conditional Use Permit**  
**Marijuana Production Facility**  
**Trade Street LLC Lab**  
**7542 Trade Street**  
**San Diego, CA 92121**

Site Details	
DATE	Revision Schedule
04/27/2018	
DRAWN	CR
PROJECT	1723.01
<b>A1.6</b>	
8 OF 16	

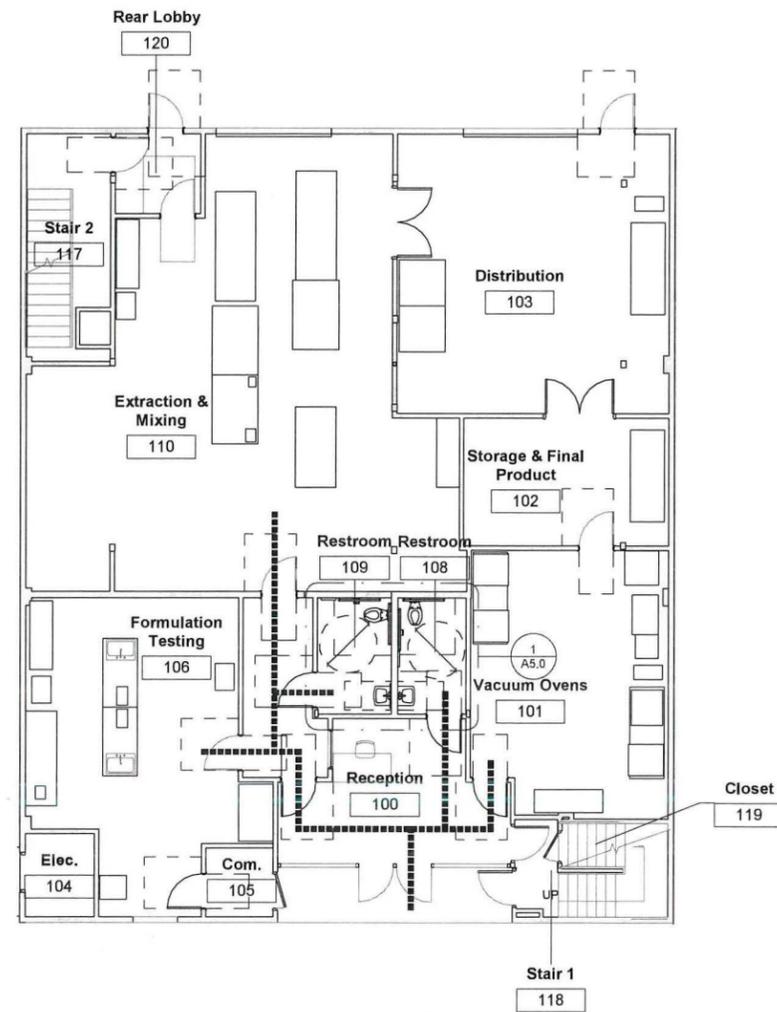
Legend

----- Accessible path of travel with 98" min. vertical clearance per CBC 11B-501. Accessible route surface will consists of stable, firm, and slip-resistant material per CBC 11B-302.1. Minimum 80" vertical clearance along all accessible routes and within all accessible spaces per CBC 11B-307.4



Second Floor Accessibility Plan  
1/8" = 1'-0"

2



First Floor Accessibility Plan  
1/8" = 1'-0"

1

Notes

1. All accessible spaces shall be served by at least as many accessible means of egress as required means of egress per CBC 1015.1 or CBC 1021.1
2. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge of effort per CBC 1008.1.9
3. 2.1% maximum cross slope for each ramp run and landing.
4. All ramp run surfaces shall contain stable, firm, and slip-resistant material with no changes in level other than running slope or cross slope per CBC 11B-302.1 and CBC 11B-405.4.
5. All required elements shall comply with reach ranges per CBC 11B-308.
6. Electrical switches and receptacle outlets shall be located within reach ranges per CBC 11B-308 except low reach shall be measured from the bottom of the outlet box and high reach shall be measured to the top of the outlet box.
7. Any carpet shall comply with CBC 11B-302.2.
8. Provide knee and toe clearance at accessible elements per CBC 11B-306
9. An accessible route with running slope exceeding 5% requires an accessible ramp per CBC 11B-403.3.
10. Room designation signs, where provided, shall comply with CBC 11B-703.
11. Accessible routes serving seating areas widths to be as follows, per CBC 11B-403.5.1.:  
- 36" min to each accessible space  
- 36" wide aisle serving tables or seats on one side  
- 44" wide aisle serving tables or seats on both sides
12. Required clearances at doors & openings per CBC 11B-404.2.4.1 & 11B-404.2.4.2.
13. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the surface per Section 11B-705.1.1.3
14. Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Chapter 5, Article 2, 3, and 4 per Section 11B705.3.

COSTON ARCHITECTS INCORPORATED

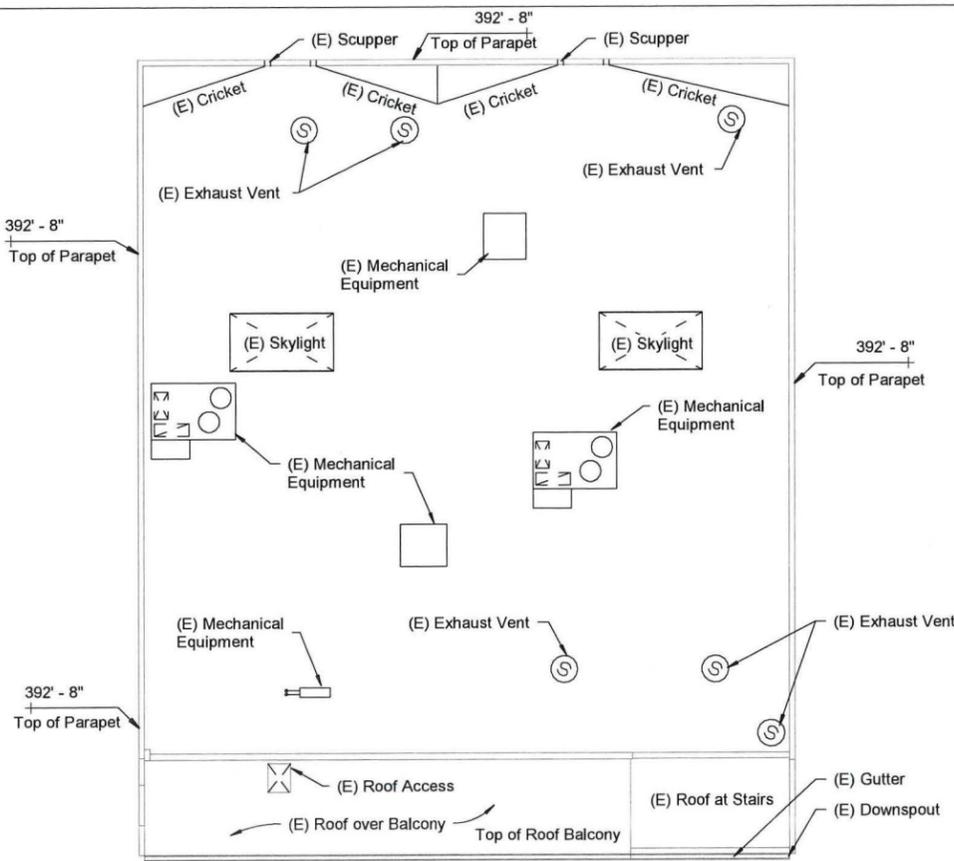


8415 La Mesa Blvd Suite 4  
La Mesa, CA 91942

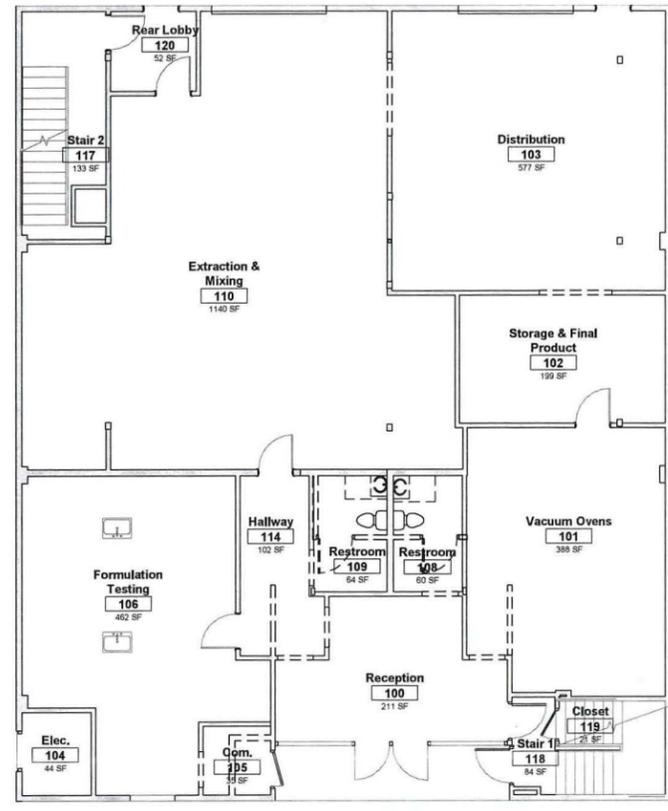
Conditional Use Permit  
Marijuana Production Facility  
Trade Street LLC Lab  
7542 Trade Street  
San Diego, CA 92121

Accessibility Plans

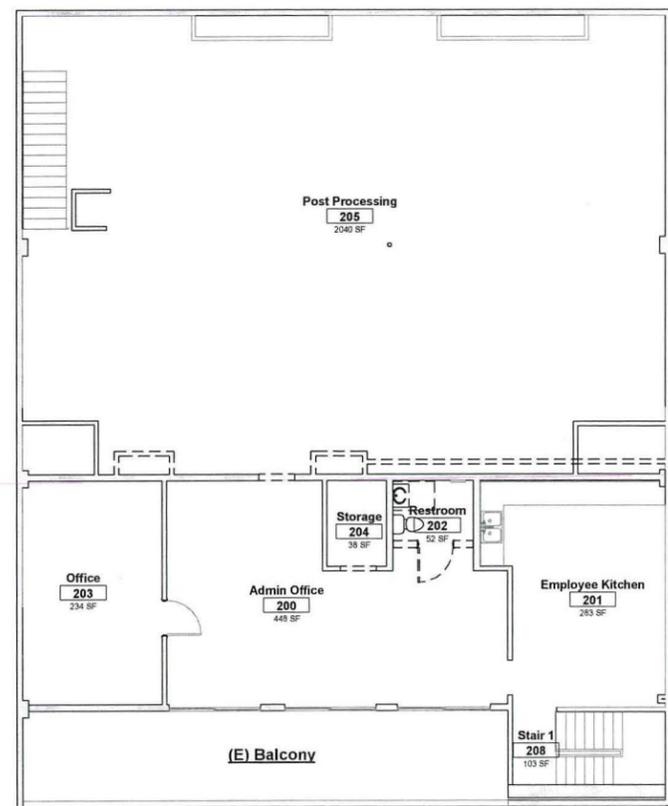
DATE	Revision Schedule
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PROJECT	
	<b>A2.0</b>
	9 OF 16



Existing Roof Plan  
1/8" = 1'-0" 3



Existing First Floor Plan  
1/8" = 1'-0" 1



Existing Second Floor Plan  
1/8" = 1'-0" 2

Legend

- Existing Wall to Remain per plan
- - - Wall or Fixture to be Removed

Notes

**COSTON ARCHITECTS INCORPORATED**  
 8415 La Mesa Blvd, Suite 4  
 La Mesa, CA 91942

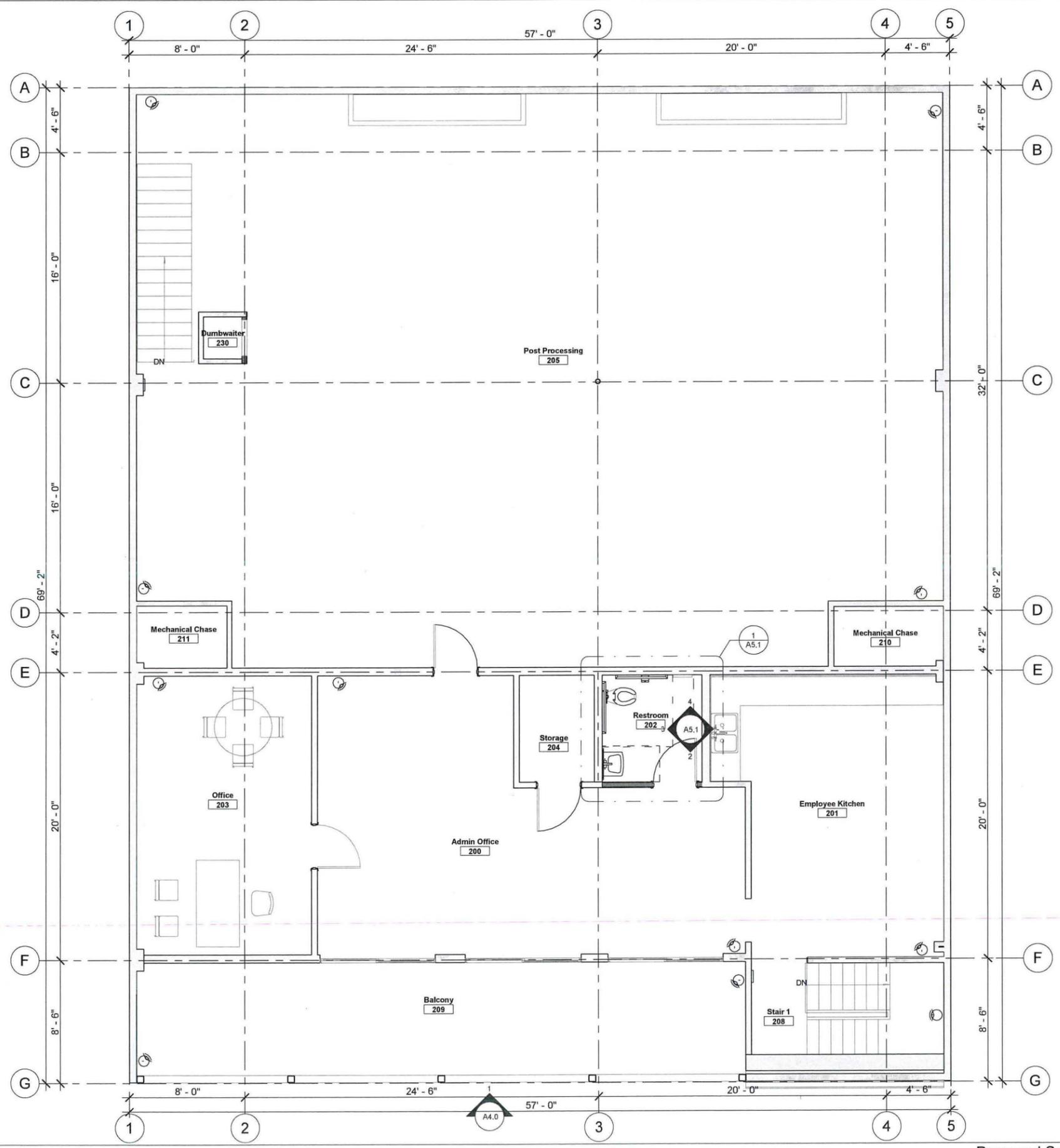
**LICENSED ARCHITECT**  
 Kent Coston  
 C-29576  
 Exp: 08/2019  
 STATE OF CALIFORNIA

Conditional Use Permit  
 Marijuana Production Facility  
 Trade Street LLC Lab  
 7542 Trade Street  
 San Diego, CA 92121

Existing Floor Plans

DATE	Revision Schedule
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<b>A3.0</b>	
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Legend

-  Existing Wall to Remain
-  New Wall per plan
-  Video Surveillance Camera

Notes



**COSTON ARCHITECTS INCORPORATED**  
 8415 La Mesa Blvd Suite 4  
 La Mesa, CA 91942

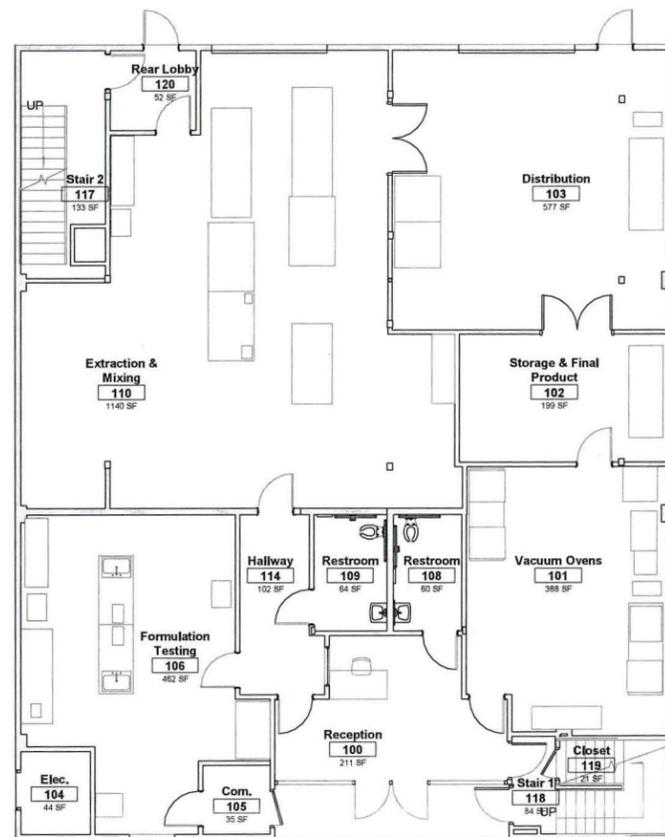
LICENSED ARCHITECT  
 Kent Coston  
 C-29678  
 Expiration: 08/2019  
 STATE OF CALIFORNIA

**Conditional Use Permit**  
**Marijuana Production Facility**  
**Trade Street LLC Lab**  
**7542 Trade Street**  
**San Diego, CA 92121**

**Proposed Second Floor Plan**

DATE	04/27/2018	Revision Schedule	
DRAWN	CR	<h1 style="margin: 0;">A3.2</h1>	
PROJECT	1723.01		12 OF 16

**Proposed Second Floor Plan**  
 1/4" = 1'-0" **1**

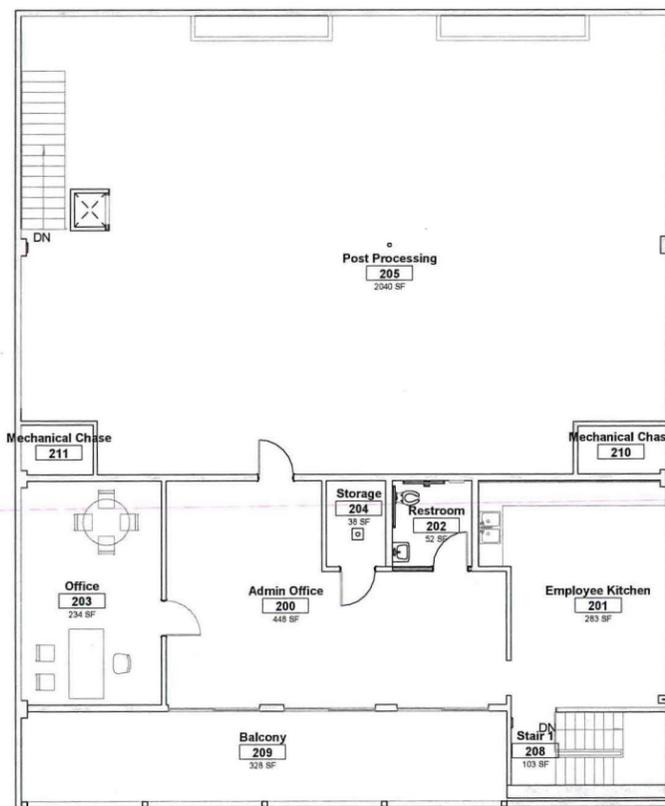


First Floor Operation Plan  
1/8" = 1'-0"

1

Operation Schedule

Number	Name	Area	Description	Number of Employees
100	Reception	211 SF	Will serve as a Security check-in for employees and visitors with controlled access to all other areas. No Cannabis operations or tasks relating to will take place.	1
101	Vacuum Ovens	388 SF	Controlled Access. Cannabis products will be transferred from Secure Storage into Vacuum Ovens to dry and prepare Cannabis for Extraction.	1
102	Storage & Final Product	199 SF	Controlled Access. Will include commercial-grade refrigerators to store Raw & Processed Cannabis products. Area is not to be an enclosed refrigerator room.	
103	Distribution	577 SF	Employees will manage incoming shipments of Raw Cannabis and outgoing shipments of Retail Packaged Cannabis. The area is large enough to fit a delivery van. All deliveries will be added to inventory, inspected & weighed.	2
104	Elec.	44 SF		
105	Com.	35 SF		
106	Formulation Testing	462 SF	Controlled access. Inspection and testing of in-process and final Cannabis products will take place to ensure that there is no adulteration or contamination of product.	1
108	Restroom	60 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	
109	Restroom	64 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	
110	Extraction & Mixing	1140 SF	Will involve placing oven dried raw Cannabis in the extraction system & conducting extraction using solvents that are then filtered and heated into gas forms.	2
114	Hallway	102 SF	Controlled Access path of travel for employees to access secure areas of the facility.	
117	Stair 2	133 SF	Serves as a means of circulation for employees from first level to second level.	
118	Stair 1	84 SF	Serves as a means of circulation for employees from first level to second level.	
120	Rear Lobby	52 SF	Controlled access lobby for circulation of select employees & means of egress.	
200	Admin Office	448 SF	Open office. No Cannabis manufacturing will take place.	
201	Employee Kitchen	283 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	
202	Restroom	52 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	
203	Office	234 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	
204	Storage	38 SF	For administrative office supplies only.	
205	Post Processing	2040 SF	Operations will include that the finished Cannabis product will be sorted, filled & packaged in secure containments and labeled accordingly for retail sales.	3
208	Stair 1	103 SF	Serves as a means of circulation for employees from first level to second level.	
209	Balcony	328 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	



Second Floor Operation Plan  
1/8" = 1'-0"

2

Notes

- Max Number of Employees working on site per shift:  
8:00-5:00- 10 Employees  
4:00-12:00- 3 Employees  
12:00 - 8:00- 3 Employees
- Hours/Days of Operation:  
24 hrs/day, 7 days/week
- Expected Shift Schedules:  
8:00-5:00  
4:00-12:00  
12:00-8:00
- Expected Number, type & Schedule of Deliveries per day
  - Distributor deliveries will occur as needed 1-3 times daily.
  - Armored vehicles to make deliveries. Deliveries will consist of distributing Cannabis product in bulk
  - Delivery schedule will vary during non-peak traffic hours.
- Delivery Vehicle Dimensions:  
18' x 6'-6" x 6'-8"

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8415 La Mesa Blvd Suite 4  
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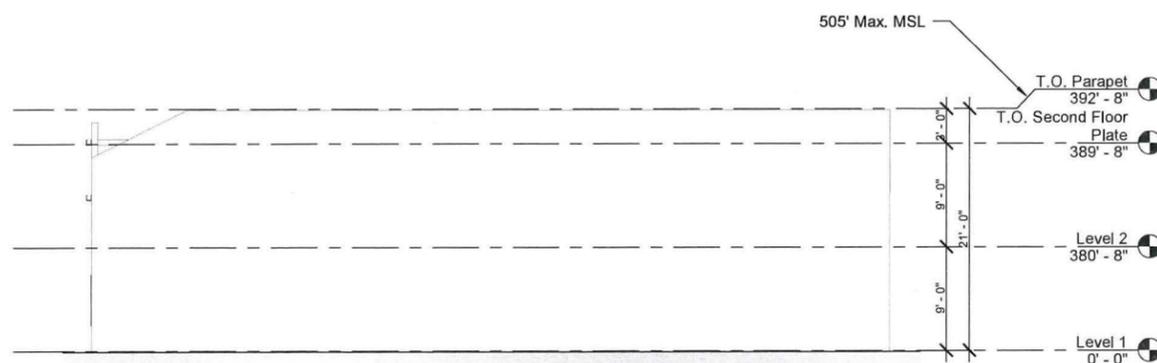
**Conditional Use Permit  
Marijuana Production Facility  
Trade Street LLC Lab  
7542 Trade Street  
San Diego, CA 92121**

Operation Plan

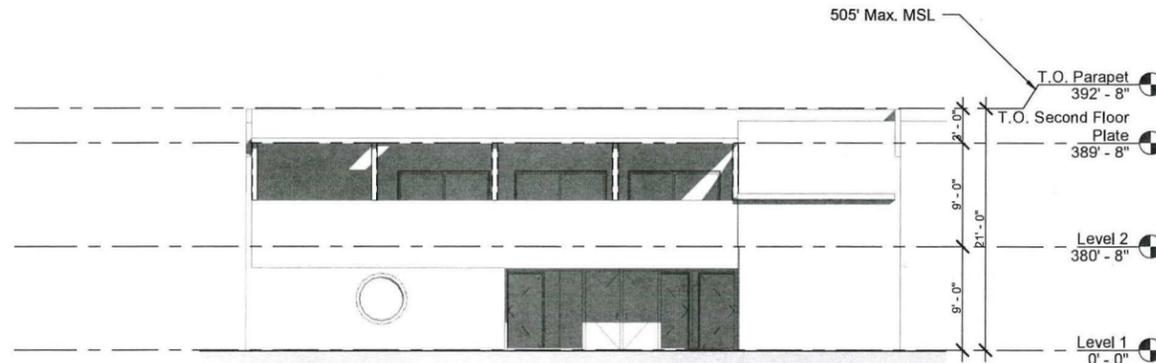
DATE	Revision Schedule
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<b>A3.3</b>	
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Notes

- 1. No proposed exterior modifications to existing building.



West Elevation  
1/8" = 1'-0" 3



North Elevation  
1/8" = 1'-0" 1



East Elevation  
1/8" = 1'-0" 4



South Elevation  
1/8" = 1'-0" 2

**COSTON ARCHITECTS INCORPORATED**

8415 La Mesa Blvd Suite 4  
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Conditional Use Permit  
Marijuana Production Facility  
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San Diego, CA 92121

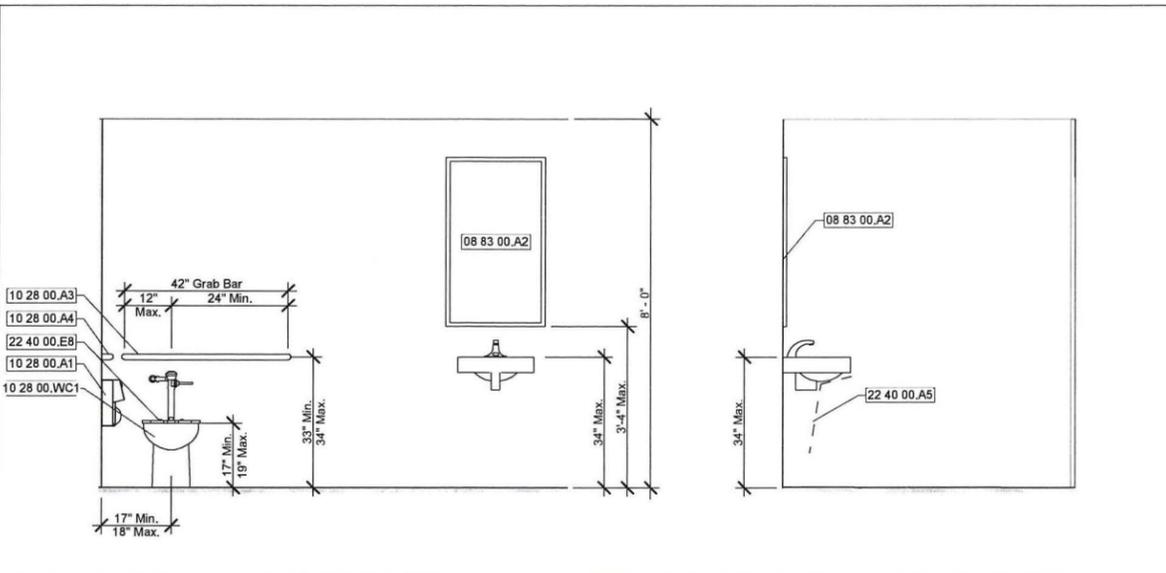
Existing Exterior Elevations

DATE	Revision Schedule
04/27/2018	
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PROJECT	
CR	A4.0
1723.01	14 OF 16

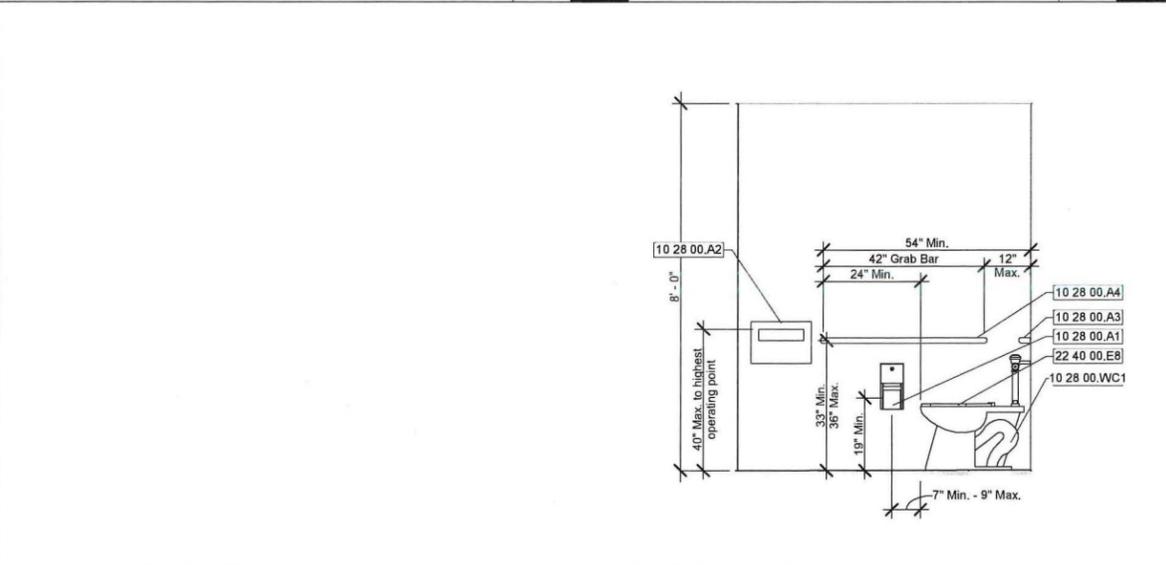
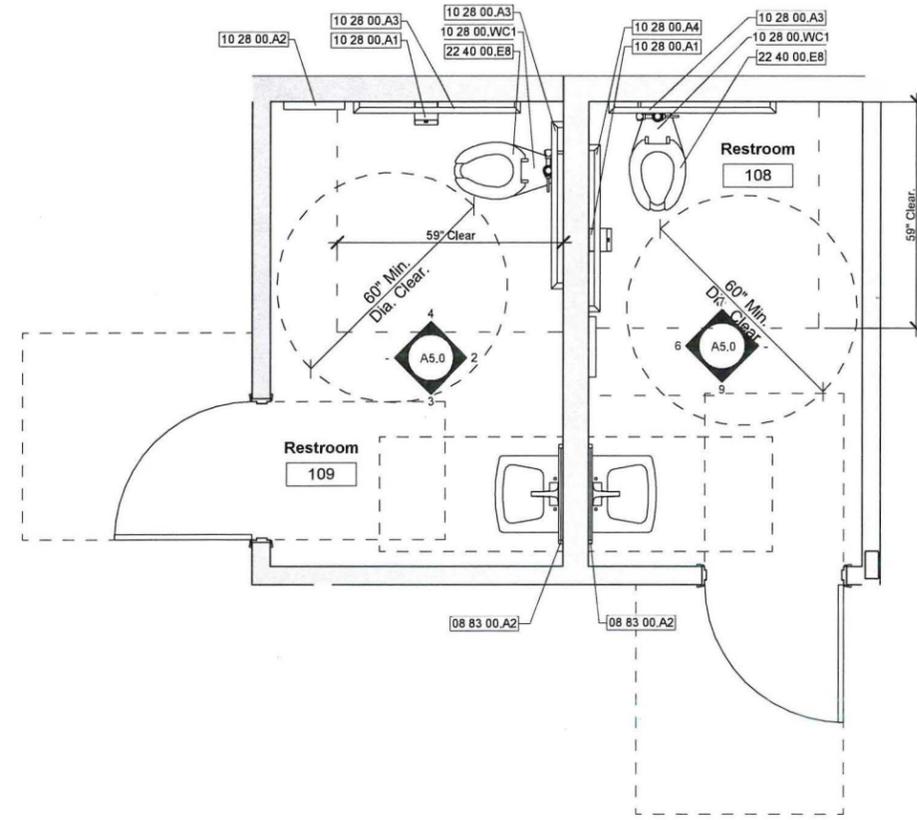
Keynotes

Key Value	Keynote Text
08 83 00.A2	Mirror to be installed per CBC 11B-603.3
10 28 00.A1	Toilet Tissue Dispenser per CBC 11B-604.7
10 28 00.A2	Toilet Seat Cover Dispenser installed per CBC 11B-603.5
10 28 00.A3	36" Rear Wall Grab Bar per CBC 11B-604.5
10 28 00.A4	42" Side Wall Grab Bar per CBC 11B-604.5
10 28 00.WC1	ADA Toilet: Kohler K-4405-0 toilet and controls to be installed per CBC 11B-604, white with Kohler K-4670-CA 'Lustra' Seat, solid plastic, elongated, open front, check hinge, anti-microbial agent, white to be installed per CBC 11B-604.4
22 40 00.A5	Provide knee and toe clearance under lavatories per CBC 11B-306. See 5/A1.20
22 40 00.E8	Toilet Seat per CBC 11B-604.4. 2" max thick Toilet Seat shall not spring to a lifted position, must be operable with maximum 5 pounds of force, with one hand and without tight grasping, pinching or twisting of wrist.

Notes



Restroom 109 2  
Restroom 109 3



Restroom 109 4



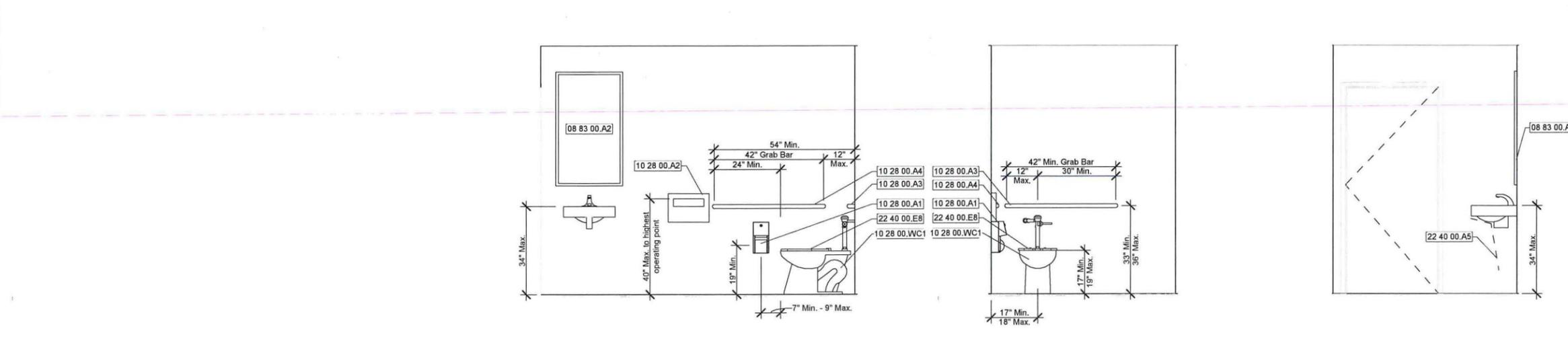
Restroom 108 & 109 1

**COSTON ARCHITECTS INCORPORATED**  
 Kent Coston  
 C-29872  
 08/2019  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 8415 La Mesa Blvd Suite 4  
 La Mesa, CA 91942

Conditional Use Permit  
 Marijuana Production Facility  
 Trade Street LLC Lab  
 7542 Trade Street  
 San Diego, CA 92121

Enlarged Floor Plans

DATE	Revision Schedule
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Restroom 108 6  
Restroom 108 7  
Restroom 108 9



Hearing Officer Resolution No. [REDACTED]  
Conditional Use Permit No. 2064703  
**MPF 7542 TRADE STREET PROJECT NO. 585533**

WHEREAS, TRADE STREET, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2064703), on portions of a 11.42-acre site;

WHEREAS, the project site is located at 7542 Trade Street in the IL-2-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 24 of Parcel Map No. 9637, being a division of Parcel 1 of Parcel Map No. 2972, being a portion of Lot of G-W Industrial Park Unit No. 2, according to Map thereof No. 7674, filed June 26, 1973;

WHEREAS, on June 14, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 15, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2064703 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 August 15, 2018.

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

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

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

The proposed project requests a Conditional Use Permit to operate a Marijuana Production Facility in an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings. The 11.42-acre site is located at 7542 Trade Street in the IL-2-1 zone of the Mira Mesa Community Plan.

The site is designated for Light Industrial uses in the Miramar Subarea of the Mira Mesa Community Plan. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. All the surrounding parcels are located in the IL-2-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Marijuana Production Facilities would create jobs and encourage commerce within the San Diego region.

The proposed Marijuana Production Facility, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore will not adversely affect the applicable land use plan.

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

The proposed Marijuana Production Facility in an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings will be within an existing two-story building. The building is currently being used as a manufacturing facility. The project proposes interior improvements that include a lobby area, offices, restrooms, indoor loading/unloading area, packing area, trim area, lab, extraction area and storage. Other minor site improvements are proposed consistent with the City of San Diego requirements. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include the removal and replacement of the existing uplifted and damaged sidewalk, curb & gutter and the reconstruction of the two existing driveways per current City Standards, satisfactory to the City Engineer.

Marijuana Production Facilities are restricted to forty City-wide, within light and heavy industrial zones. Marijuana Production Facilities 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. Marijuana Production Facilities also a minimum distance requirement of 100 feet from a residential zone. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Marijuana Production Facilities must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the operational conditions as described in the Conditional Use Permit No. 2064703. The Conditional Use Permit No. 2064703 will be valid for five years and may be revoked if the Owner/Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in the Conditional Use Permit No. 2064703. 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 Marijuana Production Facility 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 Marijuana Production Facility in an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings located at 7542 Trade Street, is within an existing two-story building on a 11.42-acre site. The site is located in the IL-2-1 Zone in the Mira Mesa Community Plan area. The site was developed in 1974. The project proposes interior improvements including a lobby area, offices, restrooms, indoor loading/unloading area, packing area, trim area, lab, extraction area and storage. Other minor site improvements are proposed consistent with the City of San Diego requirements.

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

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

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

The proposed Marijuana Production Facility in an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings located at 7542 Trade Street, is within an existing two-story building on a 11.42-acre site. The proposed project requests a Conditional Use Permit to operate a Marijuana

Production Facility in an existing 7,189 square foot two-story building within a 123,045-square-foot complex, comprised of twenty-six buildings. The 11.42-acre site is located at 7542 Trade Street in the IL-2-1 zone of the Mira Mesa Community Plan.

The site is designated for Light Industrial uses in the Miramar Subarea of the Mira Mesa Community Plan. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. All the surrounding parcels are located in the IL-2-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Marijuana Production Facilities would create jobs and encourage commerce within the San Diego region.

The proposed Marijuana Production Facility is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed Marijuana Production Facility is a compatible use for this location with a Conditional Use Permit. Therefore, the proposed Marijuana Production Facility 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. 2064703 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. 2064703, a copy of which is attached hereto and made a part hereof.

---

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: August 15, 2018

IO#: 24007568

**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: 24007568

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Use Permit No. 2064703  
**MPF 7542 TRADE STREET PROJECT NO. 585533**  
 Hearing Officer

This Conditional Use Permit No. 2064703 is granted by the Hearing Officer of the City of San Diego to TRADE STREET, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 11.42-acre site is located at 7542 Trade Street in the IL-2-1 zone of the Mira Mesa Community Plan. The project site is legally described as Parcel 24 of Parcel Map No. 9637, being a division of Parcel 1 of Parcel Map No. 2972, being a portion of Lot of G-W Industrial Park Unit No. 2, according to Map thereof No. 7674, filed June 26, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within an existing 7,189 square foot suite within a 123,045-square-foot complex, comprised of twenty-six buildings described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 15, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an existing 7,189 square foot two-story building within a 123,045-square-foot commercial office complex, comprised of seven buildings. The operation shall include the production of marijuana products consistent with the requirements of the State of California statues and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations; and the wholesale distribution and storage of marijuana products;
- b. The Marijuana Production Facility operations would include the extraction, testing, manufacturing and distribution of cannabis products to State of California licensed marijuana outlets;
- 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 August 30, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on August 30, 2023. Upon expiration of this Permit, the facilities and building improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

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#### **BUILDING OFFICIAL REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of the existing uplifted and damaged sidewalk, curb & gutter, per current City Standards, adjacent to the site on Trade Street, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the two existing driveways, 30 feet wide each, per current City Standards, adjacent to the site on Trade Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the one (1) curb outlet (D-25), landscape & irrigation, and backflow preventer in the Trade Street Right-of-Way.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.
17. 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:**

18. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
19. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
20. 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.
21. The name and emergency contact telephone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
22. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.

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

#### **BRUSH MANAGEMENT REQUIREMENTS**

27. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A", Brush Management Plan, on file in the Office of the Development Services Department.
28. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).
29. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area, subject to Fire Marshall and Development Services Department approval.
30. Prior to final inspection, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

#### **TRANSPORTATION REQUIREMENTS**

31. The 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.

32. The Owner/Permittee shall provide and maintain a 10 foot by 10 foot visibility triangle area on both sides of each driveway measured along the property line along Trade Street. No obstacles higher than 36 inches shall be located within this area.
33. Eighteen parking spaces shall be provided for the project at all times.

**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.

APPROVED by the Hearing Officer of the City of San Diego on August 15, 2018 by Resolution No. (to be completed).

Permit Type/PTS Approval No.: 2064703  
Date of Approval: August 15, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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John S. Fisher  
Development Project Manager

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

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

**TRADE STREET, LLC,**  
a California limited liability company  
Owner/Permittee

By \_\_\_\_\_  
Lunar Loussia  
Managing Member

**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/Number:** MPF 7542 Trade St / 585533

**SCH No.:** N.A.

**Project Location-Specific:** 7542 Trade Street, San Diego, CA 92121

**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 7,189-square-foot suite, which would be contained within a 123,045-square-foot commercial office complex, comprised of seven buildings, located at 7542 Trade Street in the Mira Mesa Community Plan area. Project operations would include the extraction, testing, manufacturing and distribution of cannabis products to State of California licensed outlets. The 11.42-acre site is designated Light Industrial and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area – MCAS Miramar 500 - 505 (Elevation at approx. 370 ASML), Airport Influence Area – MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – Noise – 65-70 CNEL, Geologic Hazards Type 53, Prime Industrial Lands, Fire - Brush Management, Very High Fire Severity, Outdoor Lighting Zone 3, Penasquitos Watershed - Miramar Reservoir Sub-Area Watershed, and Council District 6.

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

**Name of Person or Agency Carrying Out Project:** Lunar Loussia, 941 Broadway, Suite C, San Diego, CA, 92021, (619) 249-0624

**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: Section 15301 (Existing Facilities)
- Statutory Exemptions:

**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.

Lead Agency Contact Person: Chris Tracy, AICP Senior Planner

Telephone: (619) 446-5381

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, AICP  
Senior Planner

7/2/18  
Date

- Check One:
- (X) Signed By Lead Agency
  - ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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

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

**Project Title:** Marijuana Production Facility **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 7542 Trade Street, San Diego, CA 92121

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. 201614010021  
 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: Trade Street, LLC (Lunar Loussia)  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 941 Broadway, Suite C  
 City: El Cajon State: CA Zip: 92021  
 Phone No.: 619.249.0624 Fax No.: \_\_\_\_\_ Email: lloussia@wgwirelessinc.com  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: \_\_\_\_\_ Lunar Loussia  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 941 Broadway, Suite C  
 City: El Cajon State: CA Zip: 92021  
 Phone No.: 619.249.0624 Fax No.: \_\_\_\_\_ Email: lloussia@wgwirelessinc.com  
 Signature: \_\_\_\_\_ Date: 11/15/17  
 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

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	585533 – MPF 7542 Trade Street	
<b>PROJECT DESCRIPTION:</b>	Marijuana Production Facility	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Process 3 – Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Light Industrial	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> IL-2-1</p> <p><b>HEIGHT LIMIT:</b> None</p> <p><b>LOT SIZE:</b> 497,646 SF</p> <p><b>FLOOR AREA RATIO:</b> 0.25</p> <p><b>FRONT SETBACK:</b> Minimum at 15' / standard at 20 feet</p> <p><b>SIDE SETBACK:</b> 10 feet</p> <p><b>REAR SETBACK:</b> Minimum at 0 feet / standard at 10 feet</p> <p><b>PARKING:</b> Eighteen required parking spaces</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Carroll Canyon Master Plan Mixed Use & AR-1-1	Sand & Gravel Operation
<b>SOUTH:</b>	Industrial & IL-2-1	Industrial
<b>EAST:</b>	Industrial & IL-2-1	Industrial
<b>WEST:</b>	Industrial & IL-2-1	Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	As of the printing of this report, a recommendation from the Mira Mesa Community Planning group was not available. If it becomes available, their recommendation will be presented at the hearing.	