



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 5, 2018 REPORT NO. HO-18-070

HEARING DATE: September 19, 2018

SUBJECT: MPF 8333 Clairemont Mesa Blvd., Process Three Decision

PROJECT NUMBER: [585423](#)

OWNER/APPLICANT: Pacific Clairemont Mesa, L.P., Owner/ Mindset Organics, Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 8333 Clairemont Mesa Blvd., Suites 100, 205, and 214, in the IL-3-1 Zone of the Kearny Mesa Community Plan?

Staff Recommendation: Approve Conditional Use Permit No. 2066187.

Community Planning Group Recommendation: On June 20, 2018, the Kearny Mesa Community Planning Group voted on 8-3-0 to recommend denial on of proposed project, based on opposition of the project from current tenants in the building that were present in the audience during the meeting and spoke up against the use. The Planning Group also felt that the site's location was in direct opposition to meet potential future changes in land zoning. Zone changes are anticipated in the Kearny Mesa Community Plan Update along Clairemont Mesa Blvd. to allow for additional residential and mixed-use development (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(c). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 18, 2018, and the opportunity to appeal that determination ended July 2, 2018.

BACKGROUND

The project is a request for a Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a Marijuana Production Facility (MPF) within three suites of an existing building on a 1.15-acre site. The proposed MPF site is located at 8333 Clairemont Mesa Boulevard, Suites 100, 205, and 214, in the IL-3-1 Zone within the Kearny Mesa Community Plan area

(Attachment 1). The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The proposed project will promote the policies of the General Plan because MPFs are industrial/manufacturing uses. The project site is within the General Commercial Land Use Area of the Kearny Mesa Community Plan (Attachment 2). The Commercial Employment, Retail, and Services designation would permit a broad range of uses including industrial, and thereby, providing additional land suitable for manufacturing activities. The IL Zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-3-1 allows a mix of light industrial, office, and commercial uses. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation. The site presently developed with an existing two-story, multi-tenant building constructed in 1974 (Attachment 3).

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

DISCUSSION

Project Description

The project proposes the operation of a MPF in three existing tenant spaces totaling 6,348 square feet within an existing 25,600 square-foot building at 8333 Clairemont Mesa Boulevard, Suites 100, 205, and 214. The MPF project proposes to utilize the existing three tenant spaces to include administrative offices and facilities, manufacturing, packaging and labeling, storage, and distribution. Public improvements would include the reconstruction of the existing driveway satisfactory to City Engineer.

The proposed MPF is subject to specific operation requirements as set forth in SDMC Section 141.1004, including security requirements. Furthermore, 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. The facility is also subject to State California statutes and regulations.

Community Planning Group

As noted in the Kearny Mesa Community Planning Group's recommendation, the Planning Group felt that the site's location was in direct opposition to meet potential future changes in land zoning. As mentioned above in the report's background, the proposed MPF project site is consistent with the current underlying zone and the adopted Community Plan's land use designation. Future changes to

zoning and land use designation for the project site are considered speculative and not evaluated by City staff during the review of this application.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with all development regulations of the IL-3-1 zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 5) to support the proposed project 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. 2066187, with modifications.
2. Deny Conditional Use Permit No. 2066187, if the findings required to approve the project cannot be affirmed.

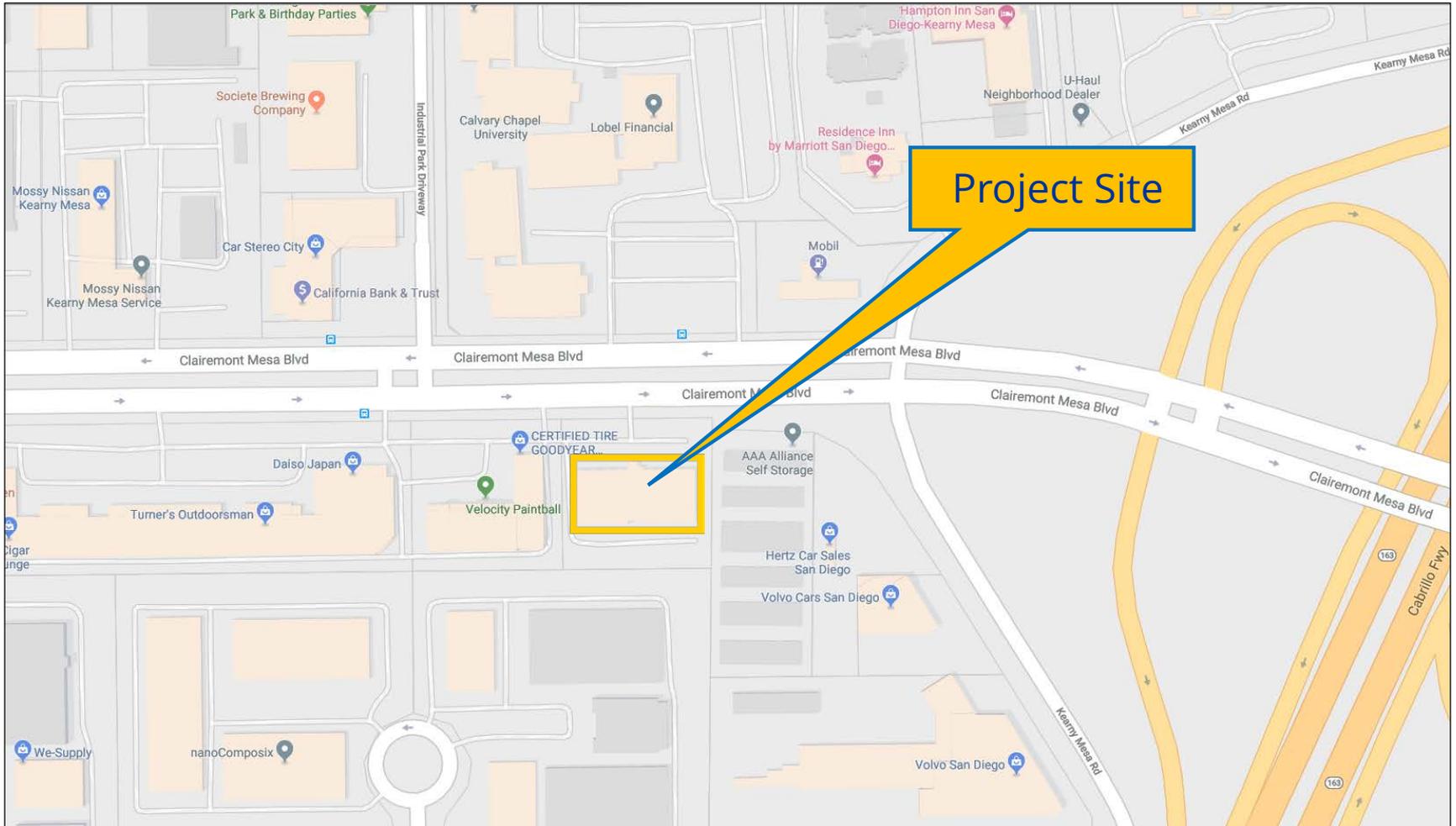
Respectfully submitted,



Cherlyn Cac
Development Project Manager

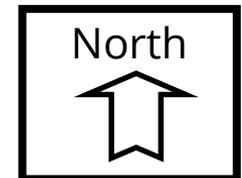
Attachments:

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



Project Location Map

MPF 8333 Clairemont Mesa Boulevard/8333 Clairemont Mesa Boulevard
PROJECT NO. 585423





CITY OF
SAN DIEGO

KEARNY MESA COMMUNITY PLAN LAND USE

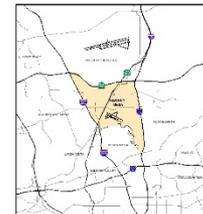
LEGEND

- General Commercial
- Low Density Residential
- (5-9 DU/AC)
- Low Medium Residential
- Mixed Use Commercial
- Residential
- General Aviation Airport
- Fire/Police Stations
- County Facilities
- Community Parks
- Open space
- Utility

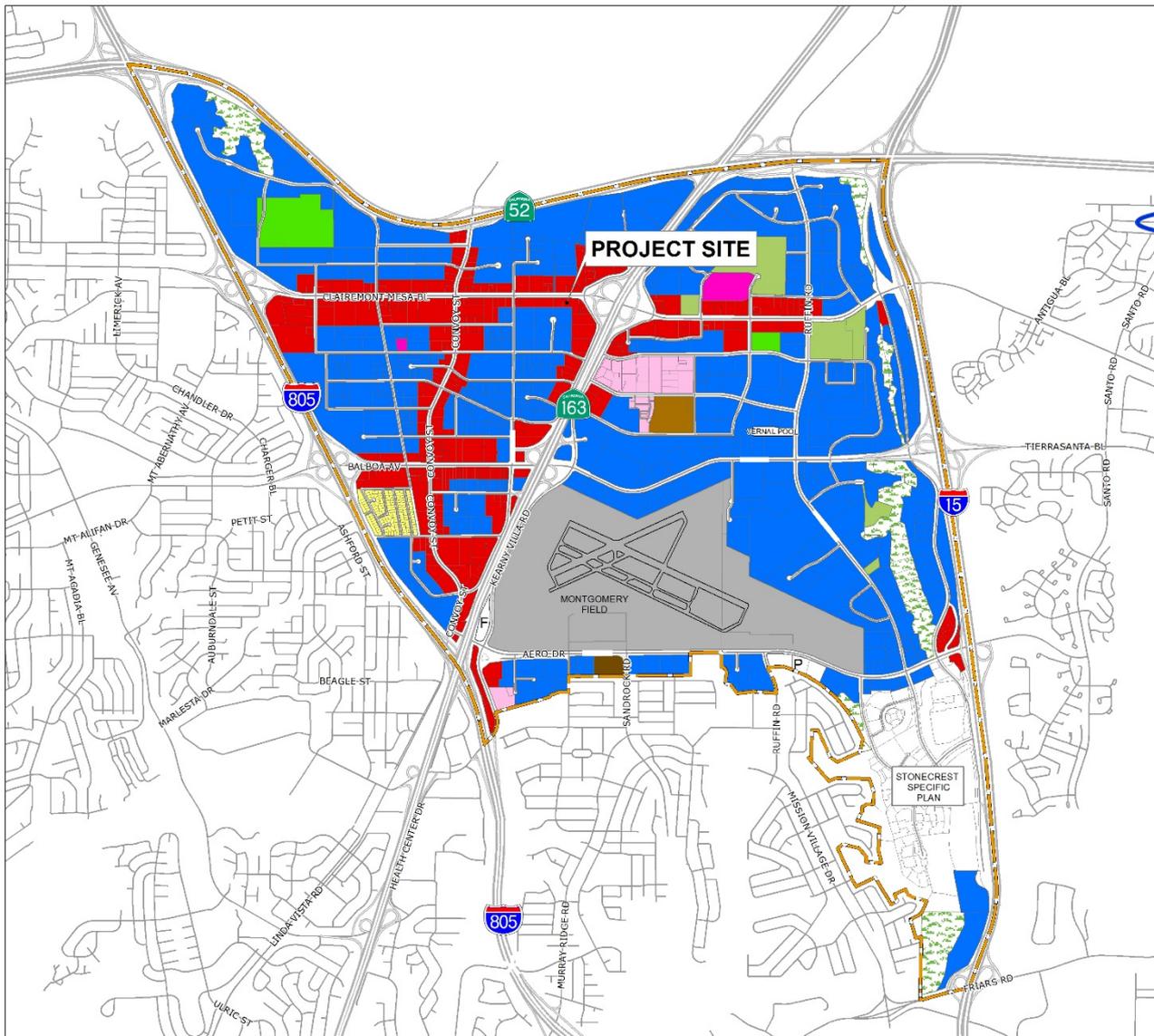


0 500 1,000 1,500 Feet

VICINITY MAP

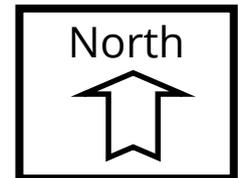


DRAFT
This map is for illustrative purposes only.
Refer to the Adopted Community Plan document
for official land use boundaries.
No substantive changes have been intentionally made.
Map is intended to reflect land use designations
depicted in the community plan document and should
not be used for site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



Community Land Use Map

MPF 8333 Clairemont Mesa Boulevard/8333 Clairemont Mesa Boulevard
PROJECT NO. 585423





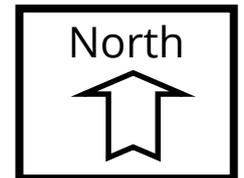
Project Site



Aerial Photo

MPF 8333 Clairemont Mesa Boulevard/8333 Clairemont Mesa Boulevard

PROJECT NO. 585423



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2066187
MPF 8333 CLAIREMONT MESA BLVD - PROJECT NO. 585423

WHEREAS, PACIFIC CLAIREMONT MESA, L.P., a California limited partnership, Owner, and MINDSET ORGANICS, INC., a Corporation, Permittee, filed an application with the City of San Diego for a permit to operate a 6,348 square-foot, Marijuana Production Facility in three existing tenant spaces (Suites 100, 205, and 214) within an existing 25,600 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2066187), on portions of a 1.15-acre site;

WHEREAS, the project site is located at 8333 Clairemont Mesa Boulevard, Suites 100, 205, and 214, in the IL-3-1 Zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 1220, in the City of San Diego, County of San Diego, State of California, according to Map filed in the Office of the County Recorder of San Diego County, January 12, 1973, as Instrument No. 73-010790 of Official Records;

WHEREAS, on June 18, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures), 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 September 19, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2066187 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 September 19, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The proposed project requests a Conditional Use Permit to operate a Marijuana Production Facility (MPF) in three existing tenant spaces totaling 6,348 square feet within an existing 25,600 square-foot building. The 1.15-acre site is located at 8333 Clairemont Mesa Boulevard in the IL-3-1 Zone of the Kearny Mesa Community Plan.

The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The Commercial Employment, Retail, and Services designation would permit a broad range of uses including industrial, and thereby, providing additional land suitable for manufacturing activities. The proposed project will promote the policies of the General Plan because MPFs are industrial/manufacturing uses. The project site is within the General Commercial Land Use Area of the Kearny Mesa Community Plan. The General Commercial designation allows for a broad array of uses including commercial uses and industrial uses.

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

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

The proposed MPF at 8333 Clairemont Mesa Boulevard, Suites 100, 205, and 214, is within an existing 25,600 square-foot building. The project proposes interior improvements to three existing tenant spaces including administrative offices and facilities, manufacturing, packaging and labeling, storage, and distribution area. 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 reconstruction of the existing driveway, satisfactory to the City Engineer.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC) Section 141.1004 (a), which

require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also require a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). The proposed MPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2066187. The Conditional Use Permit No. 2066187 will be valid for five years and may be revoked if the Owner or 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 Conditional Use Permit No. 2066187. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The project proposes the operation of a MPF in three existing tenant spaces totaling 6,348 square-feet within an existing 25,600 square-foot building at 8333 Clairemont Mesa Boulevard, Suites 100, 205, and 214. The 1.15-acre site is located in the IL-3-1 Zone of the Kearny Mesa Community Plan area. The site was developed in 1974. The project proposes interior improvements to three existing tenant spaces including administrative offices and facilities, manufacturing, packaging and labeling, storage, and distribution area.

MPFs are allowed in the IL-3-1 Zone with a Conditional Use Permit. The proposed use requires compliance with SDMC Section 141.1004 and Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires a 1,000-foot separation from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses. The proposed MPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2066187, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15

which provides guidelines for lawful operation.

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

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

The project proposes the operation of a MPF in three existing tenant spaces, Suites 100, 205, and 214, totaling 6,348 square-feet within an existing 25,600-square-foot building at 8333 Clairemont Mesa Boulevard in the IL-3-1 Zone of the Kearny Mesa Community Plan. The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The Commercial Employment, Retail, and Services designation would permit a broad range of uses including industrial, and thereby, providing additional land suitable for manufacturing activities. The proposed project will promote the policies of the General Plan because MPFs are industrial/manufacturing uses. The project site is within the General Commercial Land Use Area of the Kearny Mesa Community Plan. The General Commercial designation allows for a broad array of uses including commercial uses and industrial uses.

The purpose of the industrial zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The IL Zone is to provide for a wide range of manufacturing and distribution activities. The development standards of the IL Zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones permit a range of uses, including non-industrial uses in some instances. Specifically, the IL-3-1 Zone allows a mix of light industrial, office, and commercial uses.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2066187 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. 2066187, a copy of which is attached hereto and made a part hereof.

Cherlyn Cac
Development Project Manager
Development Services

Adopted on: September 19, 2018

IO#: 24007569

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007569

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2066187
MPF 8333 CLAIREMONT MESA BLVD., PROJECT NO. 585423
HEARING OFFICER

This Conditional Use Permit No. 2066187 ("Permit") is granted by the Hearing Officer of the City of San Diego to Pacific Clairemont Mesa, L.P., a California limited partnership, and Mindset Organics, Inc., a Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.15-acre site is located at 8333 Clairemont Mesa Boulevard in IL-3-1 Zone within the Kearny Mesa Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 1220, in the City of San Diego, County of San Diego, State of California, according to Map filed in the Office of the County Recorder of San Diego County, January 12, 1973, as Instrument No. 73-010790 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 19, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a 6,348 square-foot, Marijuana Production Facility in three existing tenant spaces of Suites 100, 205, and 214, within an existing 25,600 square-foot building at 8333 Clairemont Mesa Boulevard. The operation shall include requirements consistent with the State of California Statutes and the California Departments of Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include:
 - Suite 100 consists of administrative offices and facilities, manufacturing, packaging and labeling, storage, and distribution of cannabis for a total 2,975 square feet tenant space;
 - Suite 205 consists of administrative office, manufacturing, packaging and labeling and storage for a total of 1,898 square feet tenant space; and

ATTACHMENT 5

- Suite 214 consists of manufacturing, packaging and labeling, storage, and administrative offices for a total of 1,475 square feet tenant space.
- 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 October 4, 2021.
2. This Permit and corresponding use of this site shall expire on October 4, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.1004(h).
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. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

ATTACHMENT 5

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. 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.

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

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

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

BUILDING OFFICIAL REQUIREMENTS:

11. 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.

ATTACHMENT 5

PLANNING/DESIGN REQUIREMENTS:

12. All automobile, motorcycle, and bicycle parking spaces must be constructed and provided in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
13. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
14. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
15. 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.
16. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.
17. 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.
18. The Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Production Facility Permit, and Background Checks and Reporting Convictions.
19. 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.
20. The Marijuana Production Facility, adjacent public sidewalks, and areas under the control of the Owner/Permittee shall be maintained free of litter and graffiti at all times.
21. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

ATTACHMENT 5

22. 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.

ENGINEERING REQUIREMENTS:

23. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the construction of a new 30-foot driveway per current City Standards, adjacent to the site on Clairemont Mesa Boulevard, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

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

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plan, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape, including existing or new plantings, hardscape, landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

ATTACHMENT 5

APPROVED by the Hearing Officer of the City of San Diego on September 19, 2018 and Resolution Number HO-XXXX.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2066187
Date of Approval: September 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Cherlyn Cac
Development Project Manager

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

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

PACIFIC CLAIREMONT MESA, L.P.,
a California Limited Partnership
Owner

By _____
Name:
Title:

Mindset Organics, Inc.
Permittee

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

(Check one or both)

To: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

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 Title/ No.: **MPF 8333 Clairemont Mesa Boulevard / 585423**

SCH No.: N/A

Project Location-Specific: 8333 Clairemont Mesa Boulevard, San Diego CA 92111

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

Description of Nature and Purpose of the Project:

A CONDITIONAL USE PERMIT to operate a 7,009-square-foot Marijuana Production Facility (MPF) in Suites 100, 205, and 214 within an existing 50,094-square-foot building. Project operations would include extraction and distillation, manufacturing, packaging, and distribution of cannabis infused products to State of California licenses outlets. The 1.15-acre project site is designated for Industrial Business Park and Office and is zoned IL-3-1 within the Kearney Mesa Community Plan area. The site is also within the Residential Tandem Parking Overlay Zone and the MCAS Miramar and Montgomery Field Airport Influence Areas.

Name of Person or Agency Carrying Out Project: Phillip R. Adams Jr., Mindset Organics Inc., 3525 Del Mar Heights Road, Suite 589, San Diego, CA 92130, (619) 210-3457.

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: 15303 (New Construction or Conversion of Small Structures).
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303(c) that allows for the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding areas is not environmentally sensitive. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: A. McPherson

Telephone: (619) 446-5276

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

ATTACHMENT 6

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



Signature/Title Senior Planner

July 3, 2018

date of Project Approval

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
June 20, 2018
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Tim Nguyen Paul Yung Tana Lorah Todd Matcher Ray Richmond Jeff Sallen
 John Turpit Meridith Marquis Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper Mike Huntoon

Community Members in Attendance:

Sara Adams, Phil Adams, Courtney Burger, Benjamin Peterson, Jolie Velasquez, Michael LaMarco, Brittany Ruggelswallace, Jessica Duncan, Alex Hosch, Tina Olivarez, Alex Zamora, Bryan Nunke, Mark Kirkhart, Anthony Mansour, Michael Sosamon, Jim Bartel & David Belanich

The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the May meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. They were **approved 9-0-2**.

Public Comment: Kathy Lippitt commented on the city of San Diego's definition of "Premises" and how this word related to Marijuana Production Facilities and the regulations that are required by the City of San Diego with regard to other businesses and housing developments.

Jeff Sallen read a letter to the audience that was sent to him via email from Mr. A. James Moxham (CEO of Cameron Brothers Company, LLC.). The letter was addressed to Jeffrey Sallen and the Kearny Mesa Planning Group. The letter opposed the CUP applicant seeking approval for project #585435 (8859 Balboa Avenue, San Diego, CA 92111). The reasoning behind the opposition was based on perceived future criminal activity at the site and surrounding areas based on the use of the subject's business workings.

Action Item:

1. Jessica Duncan with Trammell Crow Residential presented to the group and asked for approval to recommend further investigation into supporting a Community Plan Amendment for the JH Kearny Mesa Mixed-Use project located along Clairemont Mesa Blvd and Convoy Court. The plan amendment site is currently designated General Commercial for parcels on Clairemont Mesa Blvd. and Industrial and Business Park for parcels along Convoy Court. The proposed Community Plan Amendment would change the land use designation to Urban Employment Village. The Planning Group voted in favor of the project for further study (11-0-0).
2. Jose Raul Gomez presented and asked for approval of a Neighborhood Use Permit (NUP) for a proposed auto repair facility in an existing 850 square foot building. The site is located at 3690 Murphy Canyon Road in the CC-1-3 zone. This was the groups second time presenting this project to the Planning Group. The Planning Group voted in favor of the NUP (10-0-1).
3. Jim Bartell with Bartell & Associates presented on project #585435 to approve a CUP for a Marijuana Production Facility located at 8859 Balboa Avenue, Suites A-E. A member from the planning group made a motion to approve the project and a second was received. The final vote came to (4-7-1) against the project.

ATTACHMENT 7

4. Phil and Sara Adams from Mindset Organics, Inc. presented on project number 585423 seeking approval of a CUP for a Marijuana Production Facility located at 8333 Clairemont Mesa Blvd. The business intends to operate in approximately 7,009 square feet within a multi-tenant office building. The Planning Group voted to deny the applicant approval of the CUP. The vote came to (8-3-0). Reasons for denying approval were based on opposition of the project from current tenants in the building that were present in the audience during the meeting and spoke up against the use. The Planning Group also felt that the sites location was in direct opposition to meet potential future changes in land zoning. Such zone changes are anticipated in the Kearny Mesa Community Plan Update along Clairemont Mesa Blvd. to allow for additional residential and mixed-use development.

Jeff concluded the meeting at 1:15pm.

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

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

Project Title: Mindset Organics **Project No. For City Use Only:** 585423
Project Address: 8333 Clairemont Mesa Blvd., Suite 100, 205 & 214
San Diego, CA 92111

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

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

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

Property Owner

Name of Individual: Pacific Clairemont Mesa, L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 3838 Camino del Rio N., Suite 300
 City: San Diego State: CA Zip: 92108
 Phone No.: 619-280-6400 Fax No.: 619-280-3169 Email: jeremy@dentprop.com
 Signature: [Signature] Date: 10/25/17
 Additional pages Attached: Yes No MANAGEMENT SERVICES LLC

Applicant

Name of Individual: Mindset Organics, Inc., Phil Adams, President Owner Tenant/Lessee Successor Agency
 Street Address: 8333 Clairemont Mesa Blvd., Suite 100
 City: San Diego State: CA Zip: 92111
 Phone No.: 619-710-3457 Fax No.: 484-694-1898 Email: phil@mindsetorganics.com
 Signature: [Signature] Date: OCT 25, 2017
 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

GENERAL NOTES

ALL OPERATIONS WILL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE WILL BE ALSO LOCATED WITHIN A SECURE STRUCTURE.

LIGHTING IS PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.

SECURITY SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND BE PRESENT ON THE PREMISES DURING BUSINESS HOURS. THE SECURITY GUARD SHALL ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS.

THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED ON THE EXTERIOR OF THE FACILITY IN A LOCATION VISIBLE TO THE PUBLIC RIGHT-OF-WAY IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT. WE 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 WE SHALL LIMIT SIGNAGE.

THE SALE OF MARIJUANA AND MARIJUANA PRODUCTS SHALL ONLY BE CONDUCTED BY A MARIJUANA OUTLET IN ACCORDANCE WITH SECTION 141.0504. A MARIJUANA PRODUCTION FACILITY IS PROHIBITED FROM PROVIDING MARIJUANA AND MARIJUANA PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MARIJUANA PRODUCTION FACILITY, A TESTING LAB, OR A MARIJUANA OUTLET.

THE MARIJUANA PRODUCTION FACILITY, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE MARIJUANA PRODUCTION FACILITY SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES. THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.

MINDSET ORGANICS

MARIJUANA PRODUCTION FACILITY

8333 CLAIREMONT MESA BLVD

OPERATIONAL NOTES

HOURS OF OPERATION:
MONDAY - FRIDAY
8AM - 8PM

SHIFT SCHEDULE:
ONE SHIFT ONLY
FLEXIBLE WORKING SCHEDULE
EMPLOYEES CHOOSE OWN SCHEDULE WITHIN OPERATING HOURS

NUMBER OF DELIVERIES:

- DELIVERIES OUT: EXPECTED ONCE PER DAY
- DELIVERIES IN: EXPECTED LESS THAN THREE TIMES PER WEEK

BUILDING CODE DATA

OWNER:
PACIFIC CLAIREMONT MESA, LP
3838 CAMINO DEL RIO N #300
SAN DIEGO CA 92109

LEGAL DESCRIPTION:
PM#22# PAR 2

ASSESSOR PARCEL NUMBER:
356-12#-67-00

TYPE V-H CONSTRUCTION:
B - OCCUPANCY
2 STORIES
25' - 7" HIGH

ZONING:
IL3-1
NEARBY MESA COMMUNITY PLAN
RESIDENTIAL TANDEM PARKING OVERLAY ZONE
AIRPORT INFLUENCE AREA - MCAS MIRAMAR
AIRPORT INFLUENCE AREA - MONTGOMERY FIELD

BUILT: 1974
LOT GROSS AREA: 1.15 ACRES / 50,094 SQ. FT.
BUILDING GROSS: 25,600 SQ. FT.
PROPOSED MPF AREA: 7,009 SQ. FT.

EXISTING USE:
OFFICE

PROPOSED USE:
MARIJUANA PRODUCTION FACILITY (MPF)

ACTIVITY AREA TABLE

ACTIVITY	SUITE 100	SUITE 205	SUITE 214	TOTAL
MANUFACTURING <small>(PRODUCTION PACKAGING & FINAL PRODUCT STORAGE)</small>	1,102 SQ. FT.	1,036.65 SQ. FT.	755 SQ. FT.	2,893.6 SQ. FT.
EXTRACTION	348 SQ. FT.	321.6 SQ. FT.	N/A	669.6 SQ. FT.
DISTRIBUTION	324 SQ. FT.	N/A	N/A	324 SQ. FT.
OFFICES, STORAGE & OTHERS	1,200.75 SQ. FT.	539.8 SQ. FT.	719.5 SQ. FT.	2,460.05 SQ. FT.
COMMON SHARED	309 SQ. FT.	198 SQ. FT.	154.75 SQ. FT.	661.75 SQ. FT.
TOTAL	3,283.75 SQ. FT.	2,096 SQ. FT.	1,629.25 SQ. FT.	7,009 SQ. FT.

INDEX

1. DEVELOPMENT SUMMARY
2. VICINITY MAP
3. SITE PLAN
4. FIRST STORY FLOOR PLAN
5. SECOND STORY FLOOR PLAN
6. SUITE 100 FLOOR PLAN
7. SUITE 205 FLOOR PLAN
8. SUITE 214 FLOOR PLAN

SCOPE OF WORK

- OBTAIN CONDITIONAL USE PERMIT FOR MARIJUANA PRODUCTION FACILITY
- USE EXISTING BUILDING, ELECTRICAL, HVAC & PLUMBING
- ESTABLISH CO2 EXTRACTION & DISTILLATION LABS
- ESTABLISH CHOCOLATE, CANDY AND MINT MANUFACTURING AREAS
- ESTABLISH PRODUCT PACKAGING AREAS
- ESTABLISH A MARIJUANA DISTRIBUTION AREA

PROJECT TEAM

PROJECT LEAD:
PHIL ADAMS (619) 210-3457

PROJECT ASSISTANT:
SARA ADAMS (619) 647-1888

AGENT OF PROPERTY OWNER:
JEREMY DENTT (619) 280-6400 X 209

SPACE DESIGNER:
DEVIN BEALE (358) 204-8277

GENERAL CONTRACTOR:
CALSPEC, MIKE RICHMOND (619) 244-1608

ENVIRONMENTAL CONSULTANT:
DUDEK, ROSE KELLY (760) 479-4258

8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

DEVELOPMENT
SUMMARY

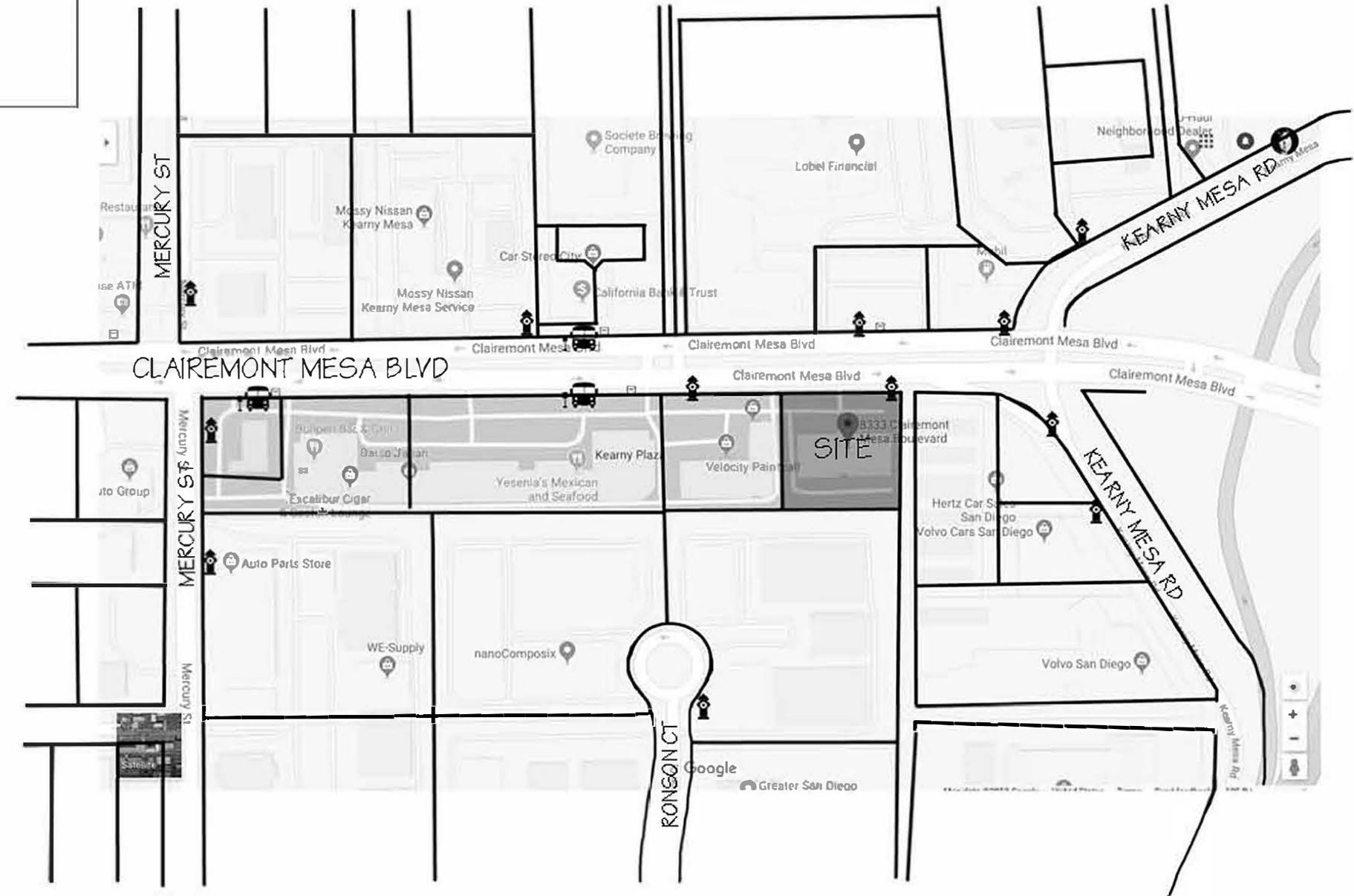
MINDSET ORGANICS
Remission Concepts

DATE	REVISIONS	DATE	REVISIONS

PA - PM
DRAWN BY
JOB NO.

SHEET
1 OF 8

 FIRE HYDRANT
 TRANSIT STOP
 (BUS #27)



8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

VICINITY MAP

MINDSET ORGANICS
Remission Biomimetics

DATE	DESCRIPTION	BY	REVISION

PLOT NO. _____
 DRAWN BY _____
 JOB NO. _____

VICINITY MAP 

8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92138

SITE PLAN

MINDSET ORGANICS
Pratt & Associates

-  POLE MOUNTED LIGHT STANDARD
-  CEILING MOUNTED HOODED LIGHT
-  ACCESSIBLE PARKING
-  VAN ACCESSIBLE PARKING
-  LOW EMISSION / CARPOOL PARKING
-  BIKE RACK FOR 5 BICYCLES
-  SIDEWALK & STREET CURB
-  CURB & GUTTER
-  PEDESTRIAN CIRCULATION
-  ACCESSIBLE ROUTE OF TRAVEL

DIMENSIONS

SIDEWALK WIDTH: 5'-0"
 DRIVEWAY WIDTH: 30'-0"
 STREET CURB TO PROPERTY LINE DISTANCE: 10'-0"
 STREET CURB TO CENTERLINE DISTANCE: 53'-0"
 STREET WIDTH: 189'-0"
 DRIVE ASLE WIDTH: 82'-8"

TRANSPORTATION NOTES

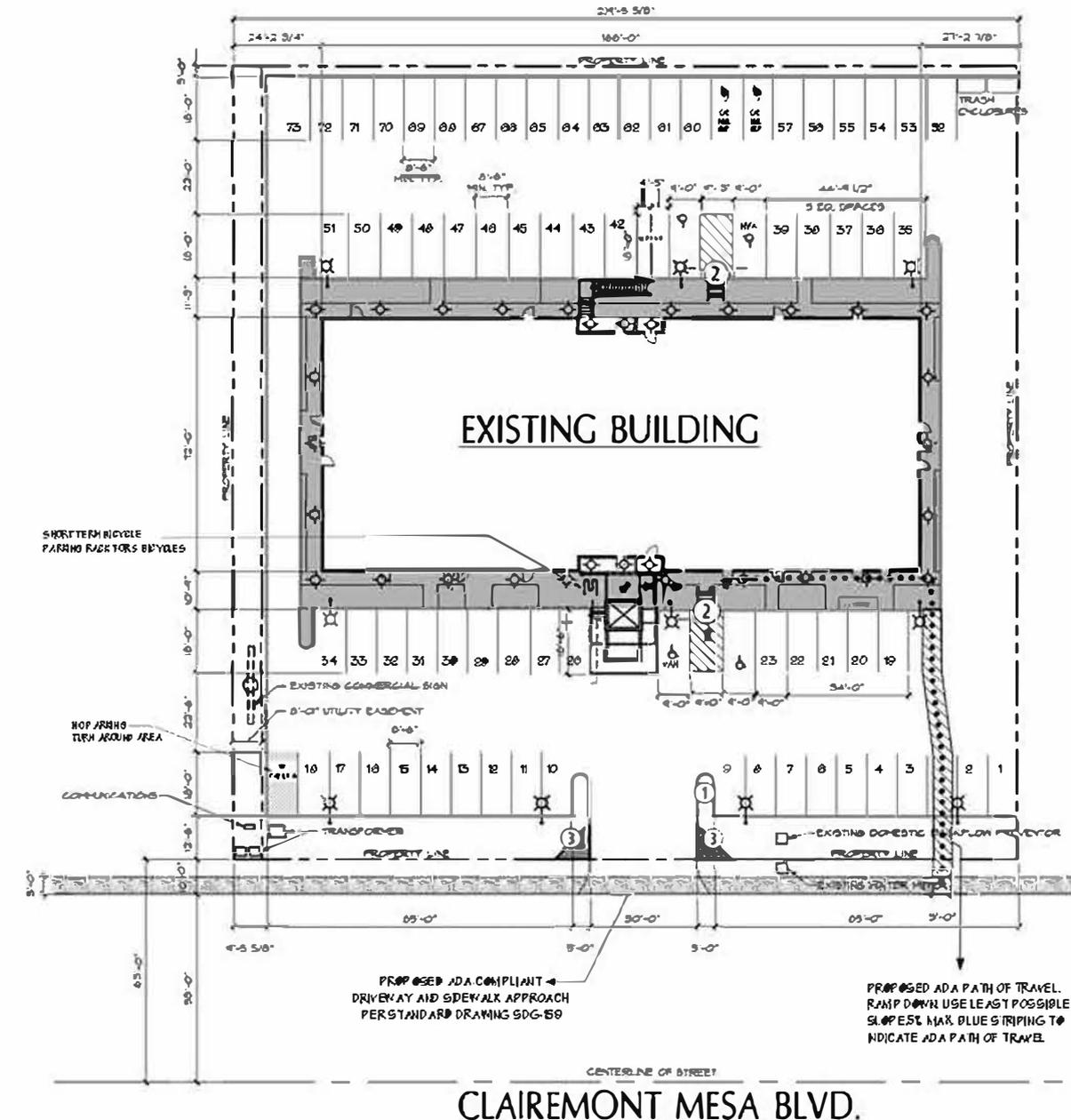
1. BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER THPS POLICY
2. ACCESSIBLE CURB RAMPS MAXIMUM 5% IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS-FALL
3. THIN SMALL PALM TREES, MEASURING ABOUT 5'-10", THEY ARE WITHIN THE VISIBILITY TRIANGLES, THOUGH THEY DO NOT OBSCURE VISIBILITY OF EXISTING VEHICLES DUE TO THEIR THIN WIDTHS.

PARKING CALCULATION

LAND USE	CODE PARKING RATIO	SQ. FT.	SPACES REQUIRED
PROCESSEMENT & LIGHT MANUFACTURING	25 SPACES/1,000 SQ. FT.	7,000 SQ. FT.	175
EXISTING OFFICES	2.5 SPACES/1,000 SQ. FT.	14,500 SQ. FT.	425
EXISTING MEDICAL OFFICE	4.0 SPACES/1,000 SQ. FT.	1,400 SQ. FT.	56
TOTAL AUTOMOBILE PARKING SPACES REQUIRED:			716 = 71 SPACES

PARKING TABLE

PARKING SPACE TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
STANDARD PARKING			67
ACCESSIBLE PARKING	5% MIN. BUT 3 PER 50.15 SPACES	3 TOTAL INCLUDING VAN	2 (4 TOTAL INCLUDING VAN)
VAN ACCESSIBLE PARKING	5% MIN. BUT 1 PER 50 ACCESSIBLE SPACES	1	2
CARPPOOL / LOW EMISSION	14C.05200(1)(C)(B)	EXEMPT	2
TOTAL AUTOMOBILE PARKING	SEE PARKING CALCULATION ABOVE	71	70
MOTORCYCLE PARKING	14C.05200(0)	2	2
SHORT TERM BICYCLE PARKING	14C.05200(3)	4	5
LONG TERM BICYCLE PARKING (SEE SHEET 4 OF PLAN SET)	14C.05200(4)(A)(1)(B)	EXEMPT	2



CLAIREMONT MESA BLVD.

SITE PLAN
SCALE: 1/16" = 1'

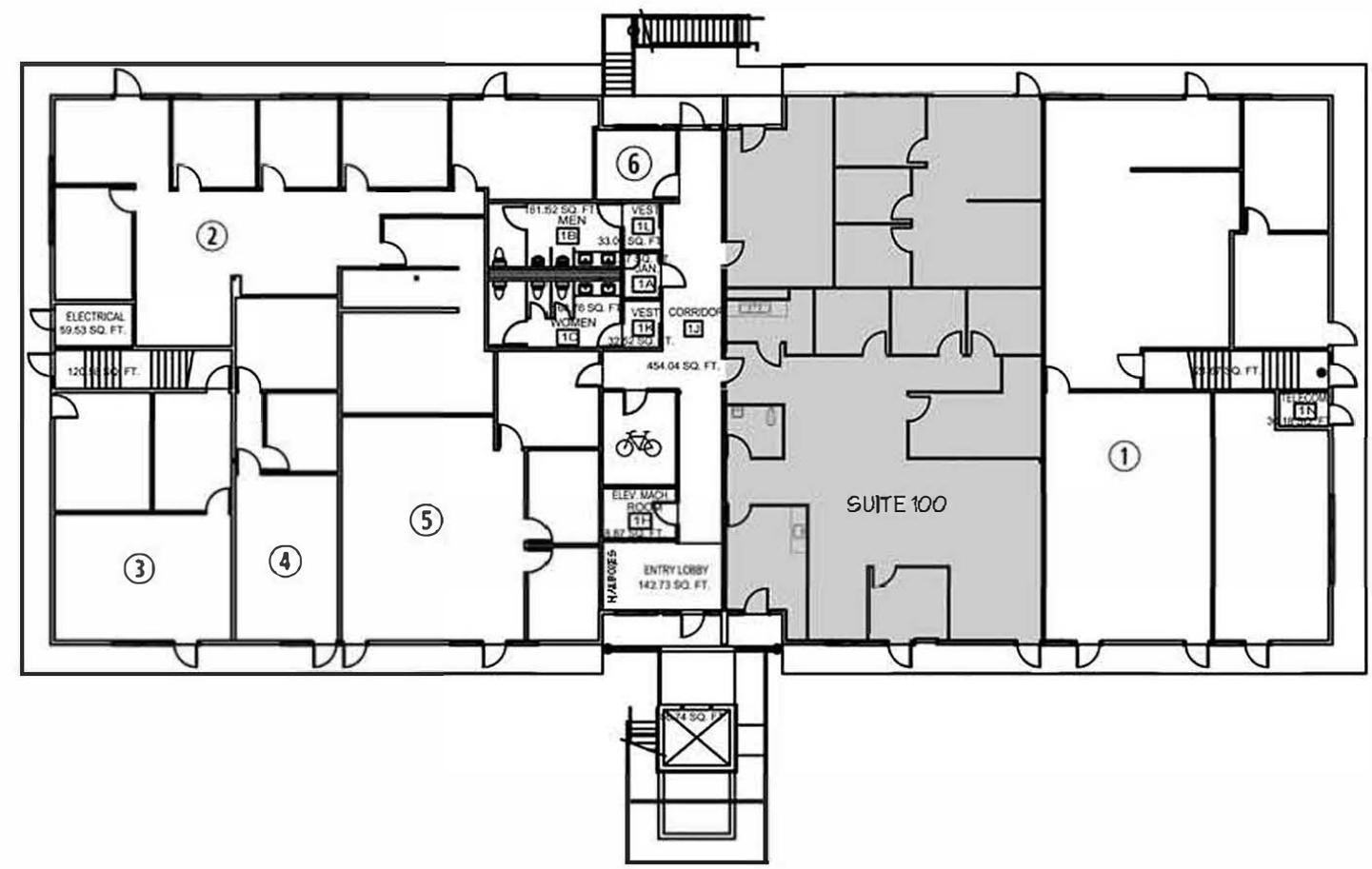
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BY	
CHECKED BY	
DATE	

8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

FLOOR 1
FLOOR PLAN

MINDSET ORGANICS
PREMIUM PRODUCTS

- 1. SUITE 103
APPROXIMATELY 2,050.0 SQ. FT.
FRED LOYA INSURANCE
USE: OFFICE
 - 2. SUITE 102
APPROXIMATELY 2,031.0 SQ. FT.
CK ASSOCIATES
USE: OFFICE
 - 3. SUITE 110
APPROXIMATELY 759 SQ. FT.
ALL STATE INSURANCE
USE: OFFICE
 - 4. SUITE 111
APPROXIMATELY 590 SQ. FT.
KIRBY VACUUM SERVICES
USE: OFFICE, APPLIANCE REPAIR
 - 5. SUITE 112
APPROXIMATELY 1,124 SQ. FT.
PRATE STAFFING SERVICES
USE: OFFICE
 - 6. SUITE 114
APPROXIMATELY 99 SQ. FT.
TRIO FOODS
USE: OFFICE
- OFFICE USE TOTAL: 7,270.8 SQ. FT.



 LOCKABLE LONG TERM BICYCLE
PARKING FOR 2 BICYCLES

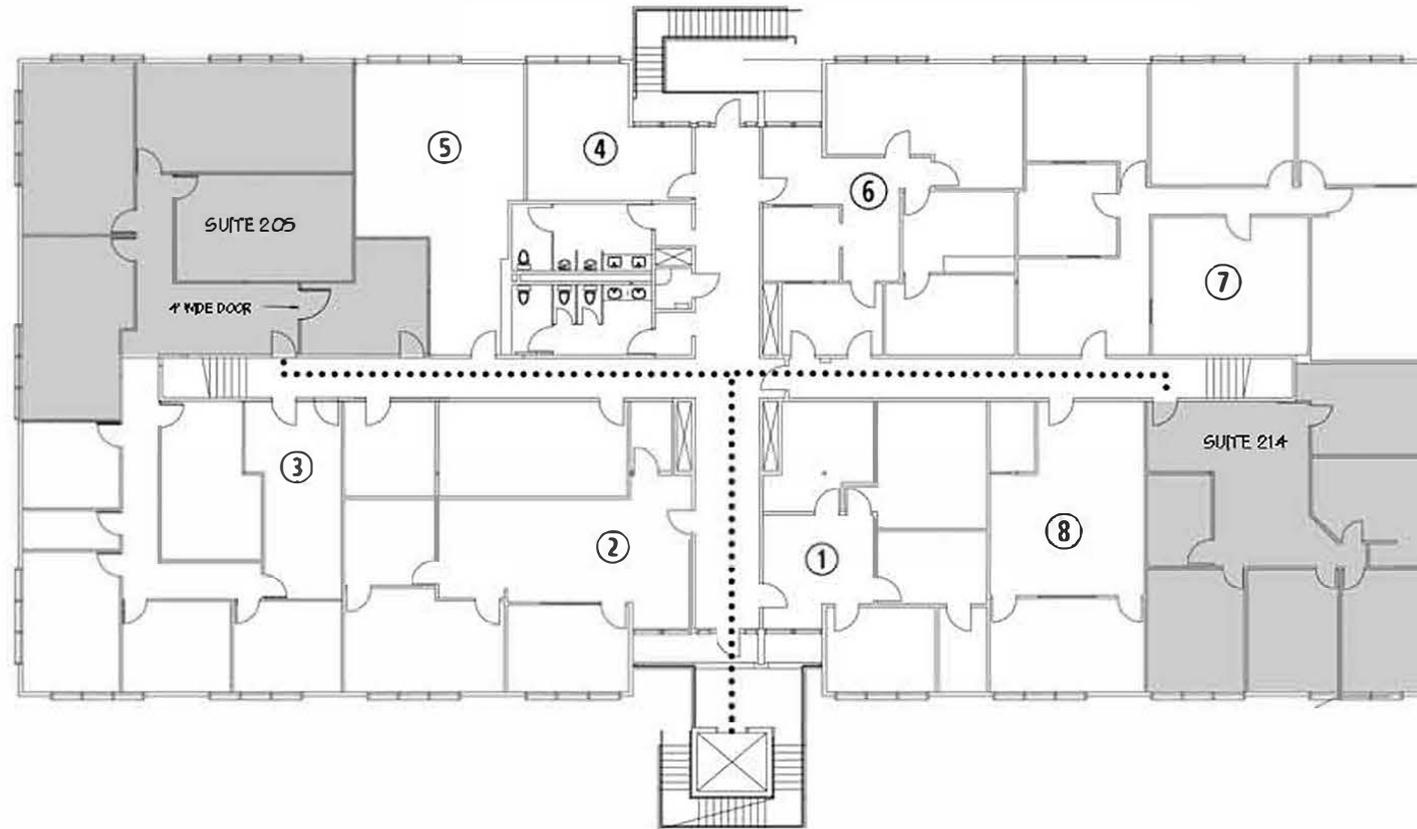
FLOOR 1 FLOOR PLAN
SCALE 1/8" = 1'-0"

DATE	REVISIONS

DATE:
DRAWN BY:
JOB NO.:

- 1. SUITE 200
APPROXIMATELY 992 SQ. FT.
MANDATE RECORD
USE: OFFICE, RECORDING STUDIO
- 2. SUITE 201
APPROXIMATELY 1555 SQ. FT.
THE DOOR CHRISTIAN CENTER
USE: OFFICE
- 3. SUITE 203
APPROXIMATELY 1,441 SQ. FT.
MICHAEL KAO, MD
USE: OFFICE, MEDICAL OFFICE
- 4. SUITE 206
APPROXIMATELY 284.5 SQ. FT.
REFUNDMASTER FINANCIAL SERVICES
USE: OFFICE
- 5. SUITE 208
APPROXIMATELY 592 SQ. FT.
ATC TRAFFIC SCHOOL
USE: OFFICE
- 6. SUITE 209
APPROXIMATELY 1,143 SQ. FT.
SURO MAKYARI
USE: OFFICE, MEDITATION STUDIO
- 7. SUITE 212
APPROXIMATELY 1,976 SQ. FT.
ALPHA PAINT
USE: OFFICE
- 8. SUITE 215
APPROXIMATELY 703 SQ. FT.
FARMERS INSURANCE
USE: OFFICE

OFFICE USE TOTAL: 8,686.5 SQ. FT.



8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

FLOOR 2
FLOOR PLAN

MINDSET ORGANICS
Primerio Partners

DATE	DESCRIPTION

DATE: DRAWN BY: JOB NO: SHEET:

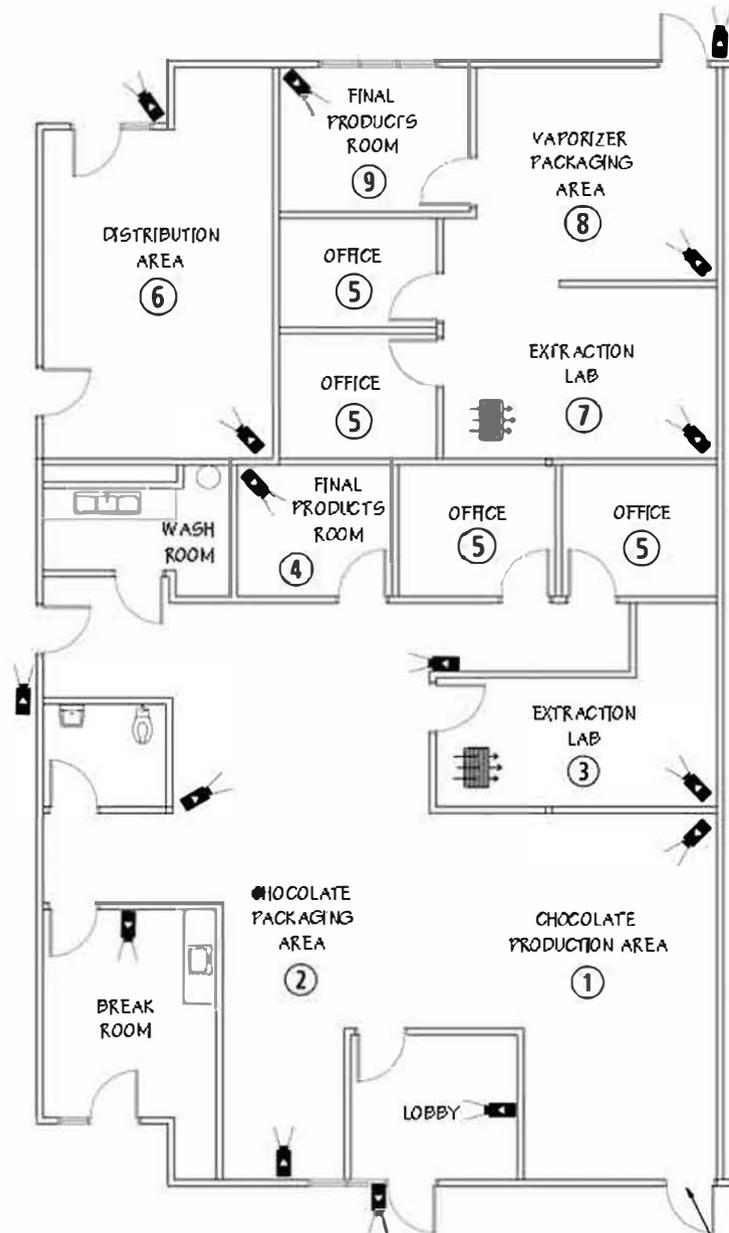
FLOOR 2 FLOOR PLAN
SCALE 1/8" = 1'-0"

8533 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

SUITE 100
FLOOR PLAN

MINDSET ORGANICS
Remission Cannabis

1. CHOCOLATE PRODUCTION AREA
APPROXIMATELY 449 SQ. FT.
3 SHARED EMPLOYEES
MELTING, INFUSING, TEMPERING & MOLDING OF CHOCOLATE
AIR BRUSH FINISHING ON CHOCOLATE PIECES
2. CHOCOLATE PACKAGING AREA
APPROXIMATELY 256 SQ. FT.
3 SHARED EMPLOYEES
PACKAGING FINISHED CHOCOLATE PIECES INTO TINS
SEALING & LABELING THE TINS
BOXING THE FINISHED TINS
3. EXTRACTION LAB
APPROXIMATELY 161 SQ. FT.
1 PART-TIME CONSULTANT
1 SHARED EMPLOYEE
WINTERIZE CRUDE CO2 CANNABIS EXTRACT WITH ETHANOL
EVAPORATE ETHANOL WITH CLOSED LOOP ROTARY EVAPORATOR
DECARBOXYLATE CANNABIS EXTRACT
FORMULATE CANNABIS EXTRACT WITH COCONUT OIL FOR CHOCOLATE
4. FINAL PRODUCTS ROOM
APPROXIMATELY 77 SQ. FT.
3 SHARED EMPLOYEES
ACCESS-CONTROLLED STORAGE FOR FINISHED CHOCOLATE PRODUCTS
ALL ACCESS WILL BE LOGGED
ALL PRODUCTS IN AND OUT OF THE ROOM WILL BE LOGGED
5. OFFICES, WASHROOM, BREAKROOM AND OTHER NON-CANNABIS AREAS
APPROXIMATELY 1,200.75 SQ. FT.
TOTAL OF 4 OFFICES IN SUITE 100
1 TO 2 DESKS IN EACH OFFICE
SOME OFFICES WILL BE SHARED
SOME OFFICES WILL BE PRIVATE



6. DISTRIBUTION AREA
APPROXIMATELY 324 SQ. FT.
3 SHARED EMPLOYEES
ACCEPTANCE OF FINISHED PRODUCTS FROM OUR OWN MANUFACTURING
DIVISION & OTHER MANUFACTURERS
SORT & TRACK PRODUCTS
LOAD PRODUCTS INTO DELIVERY VEHICLES FOR DISTRIBUTION TO DISPENSARIES
 7. EXTRACTION LAB
APPROXIMATELY 167 SQ. FT.
1 PART-TIME CONSULTANT
1 SHARED EMPLOYEE
CO2 SUPERCRITICAL FLUID EXTRACTION OF CANNABIS TRIM
DISTILLATION OF CRUDE CO2 CANNABIS EXTRACT
 8. VAPORIZER PACKAGING AREA
APPROXIMATELY 212 SQ. FT.
3 SHARED EMPLOYEES
FILL VAPORIZER CARTRIDGES WITH CANNABIS OIL
PACKAGE AND LABEL VAPORIZERS & CARTRIDGES
 9. FINAL PRODUCTS ROOM
APPROXIMATELY 108 SQ. FT.
3 SHARED EMPLOYEES
ACCESS-CONTROLLED STORAGE FOR FINISHED VAPORIZER PRODUCTS
ALL ACCESS WILL BE LOGGED
ALL PRODUCTS IN AND OUT OF THE ROOM WILL BE LOGGED
- 6 EMPLOYEES DEDICATED TO SUITE 100

 SURVEILLANCE CAMERA
 AIR FILTRATION SYSTEM

DOOR TO REMAIN LOCKED FROM THE OUTSIDE AT ALL TIMES
NOT TO BE USED FOR PRODUCT ENTRANCE OR EXIT
EMERGENCY EXIT FOR PERSONNEL ONLY

SUITE 100 FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE	REVISIONS

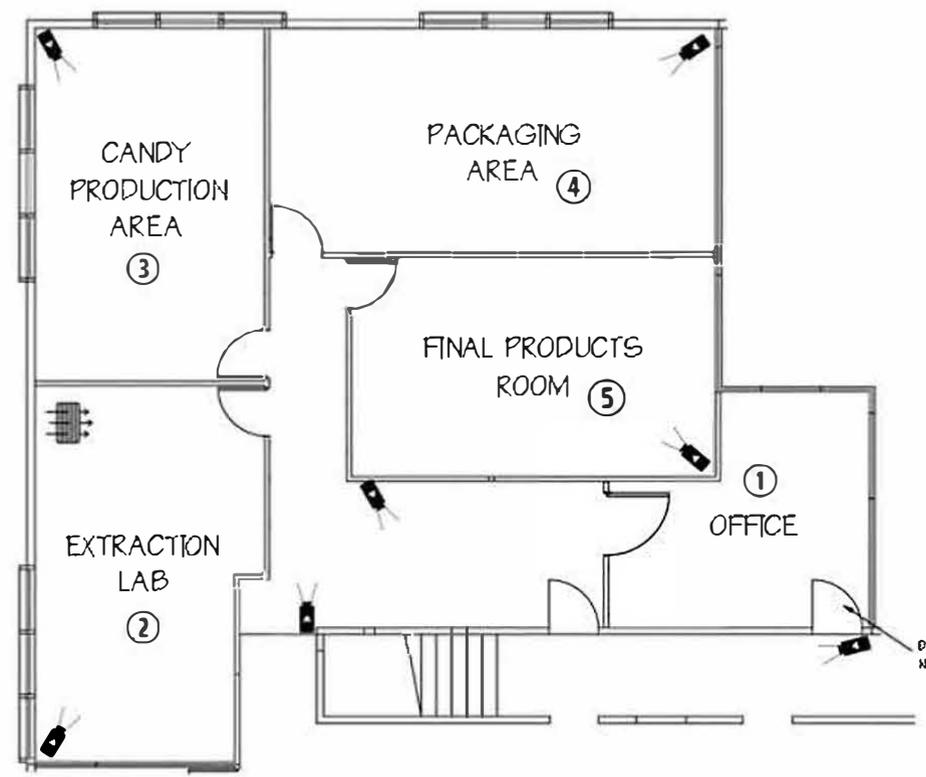
DATE	
DRAWN BY	
JOB NO.	

8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

SUITE 205
FLOOR PLAN

MINDSET ORGANICS
Pharmaceuticals

- 1. OFFICE & OTHER NON-CANNABIS AREAS
APPROXIMATELY 539.8 SQ. FT.
3 SHARED EMPLOYEES
 - 2. EXTRACTION LAB
APPROXIMATELY 321.6 SQ. FT.
1 PART-TIME CONSULTANT
1 SHARED EMPLOYEE
WINTERIZE CRUDE CO2 CANNABIS EXTRACT WITH ETHANOL
EVAPORATE ETHANOL WITH CLOSED LOOP ROTARY EVAPORATOR
DECARBOXYLATE CANNABIS EXTRACT
FORMULATE CANNABIS EXTRACT WITH COCONUT OIL FOR CANDIES
 - 3. CANDY PRODUCTION AREA
APPROXIMATELY 322.6 SQ. FT.
3 SHARED EMPLOYEES
INFUSE CANDY SYRUP WITH CANNABIS OIL
DEPOSIT SYRUP INTO MOLDS TO MAKE HARD AND SOFT CANDIES
LET FILLED MOLDS COOL TO SET
REMOVE CANDIES FROM MOLDS
 - 4. CANDY PACKAGING AREA
APPROXIMATELY 392 SQ. FT.
3 SHARED EMPLOYEES
PACKAGING FINISHED CANDIES INTO CONTAINERS
SEALING & LABELING THE CONTAINERS
BOXING THE FINISHED CONTAINERS
 - 5. FINAL PRODUCTS ROOM
APPROXIMATELY 322 SQ. FT.
3 SHARED EMPLOYEES
ACCESS-CONTROLLED STORAGE FOR FINISHED CANDY PRODUCTS
ALL ACCESS WILL BE LOGGED
ALL PRODUCTS IN AND OUT OF THE ROOM WILL BE LOGGED
- 3 EMPLOYEES DEDICATED TO SUITE 205



DOOR TO REMAIN LOCKED & CLOSED AT ALL TIMES
NOT USED FOR PERSONNEL OR PRODUCT ENTRANCE OR EXIT

	SURVEILLANCE CAMERA
	AIR FILTRATION SYSTEM

SUITE 205 FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE	
BY	
REVISIONS	
NO.	
DATE	
DESCRIPTION	

DATE	
BY	
NO.	

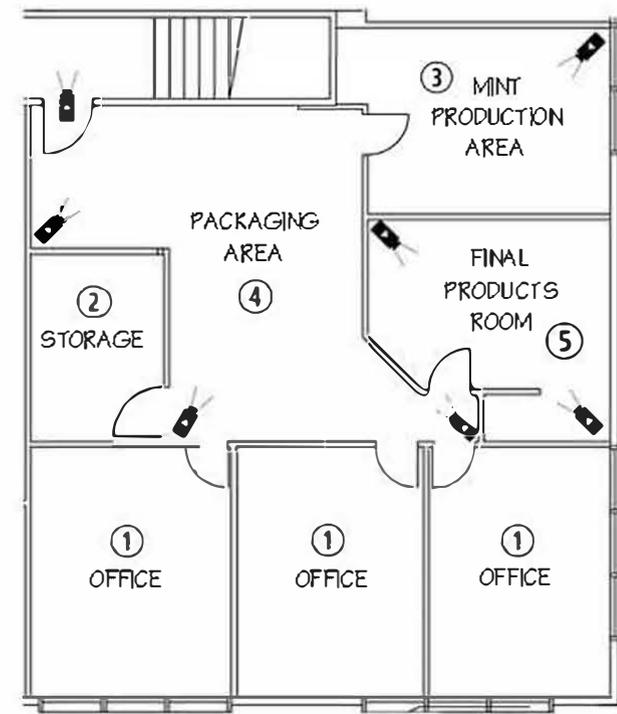
8333 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92130

SUITE 214
FLOOR PLAN

MINDSET ORGANICS
Remission Cannabis

1. OFFICES & OTHER NON-CANNABIS AREAS
APPROXIMATELY 611.5 SQ. FT.
TOTAL OF 3 OFFICES IN SUITE 214
2. STORAGE
APPROXIMATELY 108 SQ. FT.
STORAGE OF NON-CANNABIS EQUIPMENT
NO CANNABIS IN THIS AREA
3. MINT PRODUCTION AREA
APPROXIMATELY 243.2 SQ. FT.
3 SHARED EMPLOYEES
INFUSE DRY MINT CANDY POWDER WITH CANNABIS OIL
PRESS INFUSED MINT POWDER INTO TABLET FORM
4. MINT PACKAGING AREA
APPROXIMATELY 333 SQ. FT.
3 SHARED EMPLOYEES
PACKAGING FINISHED MINT INTO CONTAINERS
SEALING & LABELING THE CONTAINERS
BOXING THE FINISHED CONTAINERS
5. FINAL PRODUCTS ROOM
APPROXIMATELY 178.8 SQ. FT.
3 SHARED EMPLOYEES
ACCESS-CONTROLLED STORAGE FOR FINISHED MINT PRODUCTS
ALL ACCESS WILL BE LOGGED
ALL PRODUCTS IN AND OUT OF THE ROOM WILL BE LOGGED

3 EMPLOYEES DEDICATED TO SUITE 214



SUITE 214 FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE	REVISION

DATE	
DESIGNED BY	
DRAWN BY	