



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 26, 2018 REPORT NO. [HO-18-077](#)

HEARING DATE: October 3, 2018

SUBJECT: MPF 5752 Oberlin Drive, Suite No. 111, Process Three Decision

PROJECT NUMBER: [585509](#)

OWNER/APPLICANT: Gregory McQuerter, Owner and Allegiance Wellness Center, Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility to operate a 960 square-foot Marijuana Production Facility within an existing 14,500 square-foot, two-story office building located at 5752 Oberlin Drive, Suite No. 111 within the IL-2-1 Zone within the Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2070984.

Community Planning Group Recommendation: On August 20, 2018, the Mira Mesa Community Planning Group voted 12-0-0 to recommend approval of the proposed project without conditions or recommendations.

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 July 2, 2018, and the opportunity to appeal that determination ended July 17, 2018.

BACKGROUND

The 0.95-acre site of the proposed project is located at 5752 Oberlin Drive, Suite No. 111, in the IL-2-1 Zone of the Mira Mesa Community Plan (Attachment 1). The project site is designated Industrial Park within the Sorrento Mesa Subarea of the Mira Mesa Community Plan (Attachment 2). The building was constructed in 1983 and is currently being used for office use (Attachment 9). The purpose and intent of the IL-2-1 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 development standards of this zone are

intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial, office, and commercial uses.

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

DISCUSSION

Project Description

A Conditional Use Permit (CUP) is required pursuant to SDMC Section 126.0303 for a MPF. The project proposes a CUP for a MPF to operate within existing Suite No. 111, encompassing an operational area of 960 square feet. The facility would be contained within an existing 14,500 square-foot industrial building located at 5752 Oberlin Drive, in the Mira Mesa Community Plan area. The project proposes tenant improvements to the existing building to organize the interior spaces to facilitate operations including the processing, testing, manufacturing, packaging and distribution of cannabis products. The 0.95-acre site is designated Industrial Park within the Sorrento Mesa subarea of the Mira Mesa Community Plan and subject to the IL-2-1 Zone requirements.

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 reconstruction of an existing driveway along Oberlin Drive 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 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2070984, with modifications.
2. Deny Conditional Use Permit No. 2070984, if the findings required to approve the project cannot be affirmed.

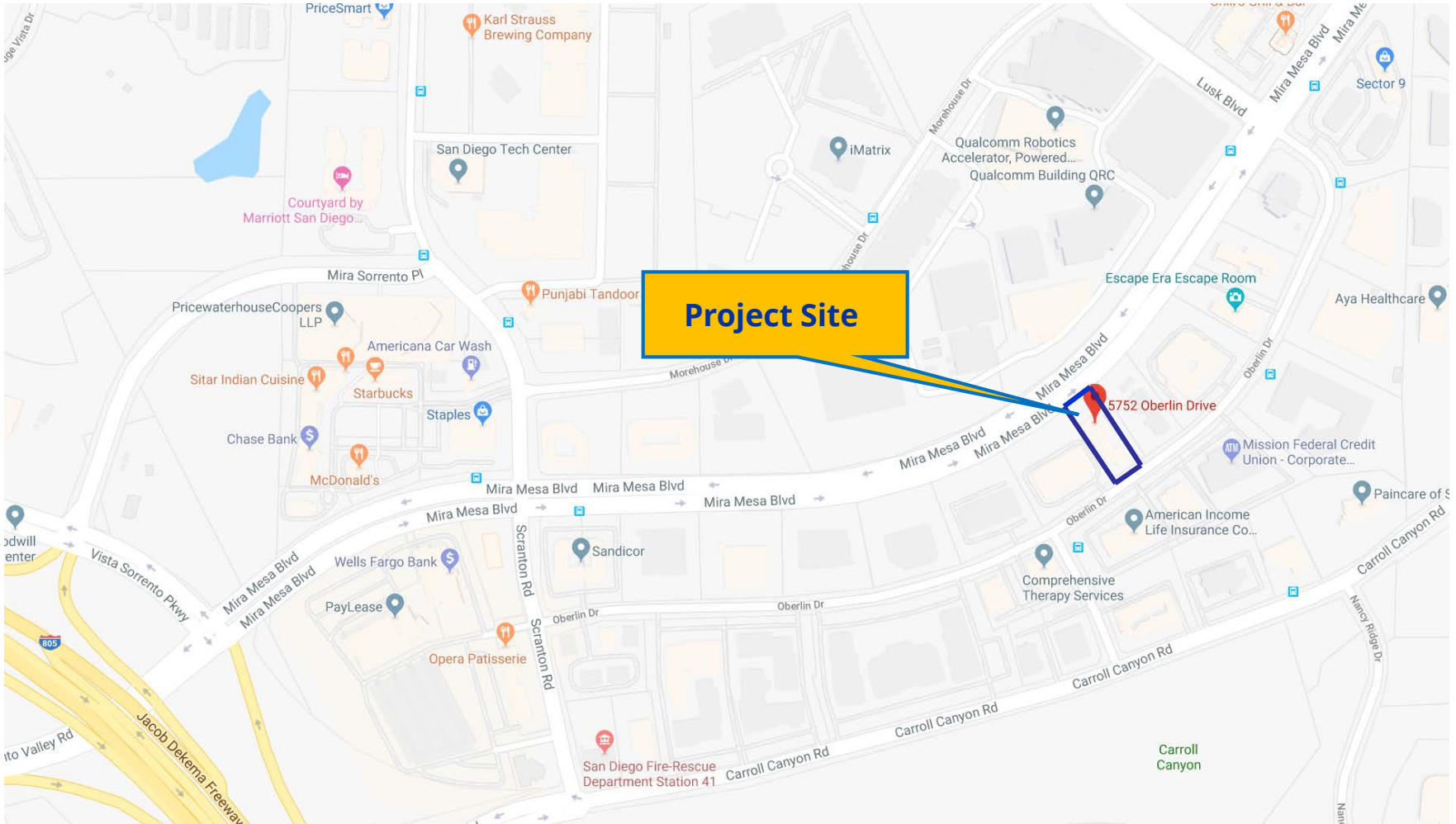
Respectfully submitted,



Hugo Castaneda
Development Project Manager

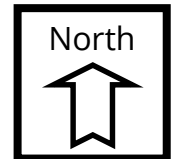
Attachments:




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

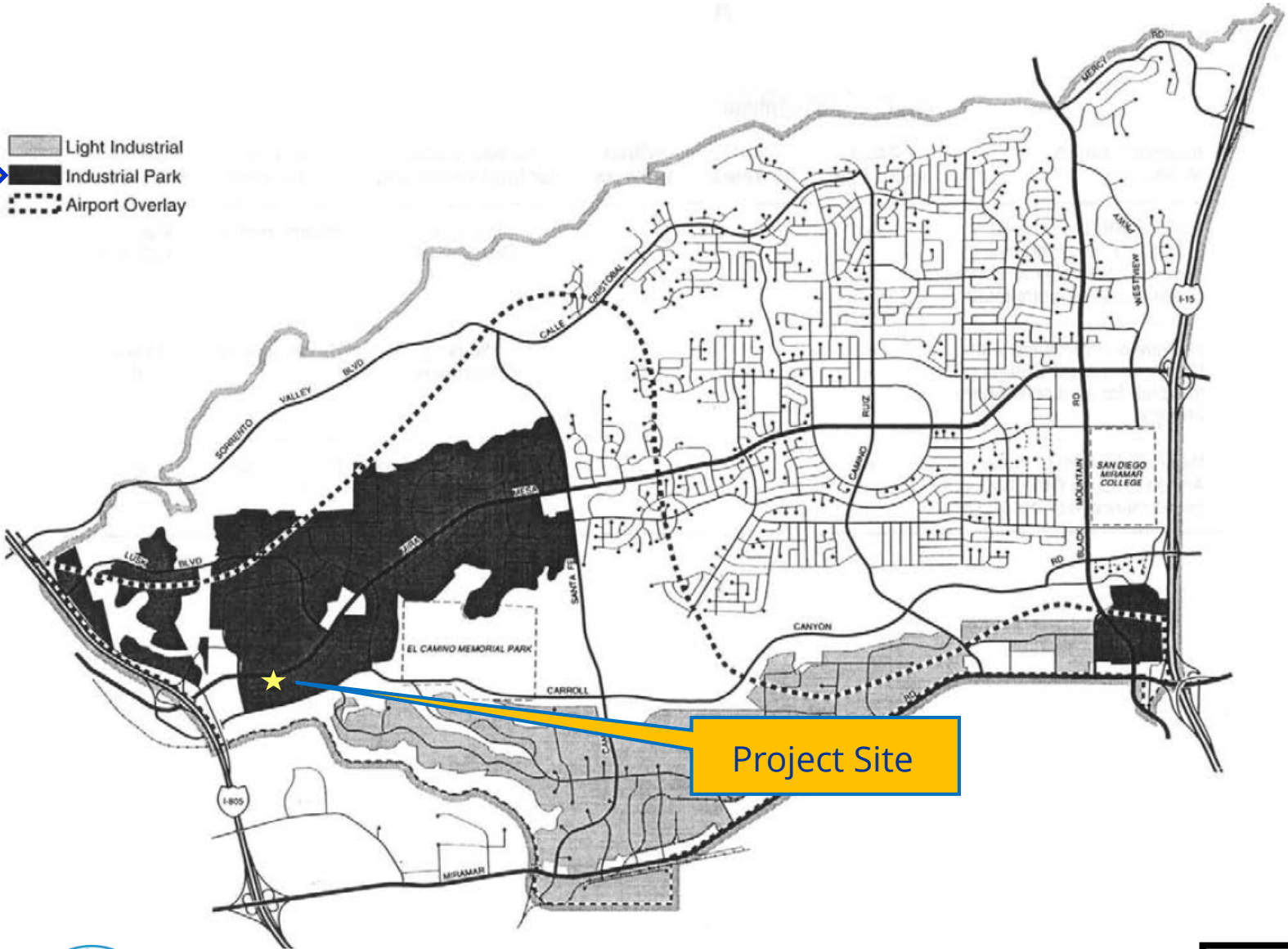


Project Location Map

MPF 5752 Oberlin Dr. #111/ 5752 Oberlin Drive, Suite 111
PROJECT NO. 585509



-  Light Industrial
-  Industrial Park
-  Airport Overlay

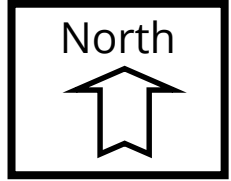


Project Site



Community Land Use Map

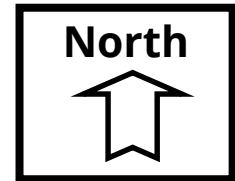
MPF 5752 Oberlin Dr. #111 / 5752 Oberlin Drive, Suite 111
 PROJECT NO. 585509





Aerial Photograph

MPF 5752 Oberlin Dr. #111/ 5752 Oberlin Drive, Suite 111
PROJECT NO. 585509



HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2070984
MPF 5752 OBERLIN DR. SUITE NO. 111 - PROJECT NO. 585509

WHEREAS, GREGORY MCQUERTER, Owner and ALLEGIANCE WELLNESS CENTER, INC., Permittee, filed an application with the City of San Diego for a permit to operate a 960 square-foot Marijuana Production Facility within an existing 14,500 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2070984), on portions of a 0.95-acre site;

WHEREAS, the project site is located at 5752 Oberlin Drive in the IL-2-1 Zone within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 22 of Lusk Industrial Park Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 9694, filed in the office of the County Recorder of San Diego County, June 27, 1980.

WHEREAS, on July 2, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(c) (New Construction or Conversion of a 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 October 3, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2070984 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 October 3, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The proposed project requests a Conditional Use Permit (CUP) to operate a 960 square-foot Marijuana Production Facility (MPF) within an existing 14,500 square-foot, two-story office building located at 5752 Oberlin Drive, Suite No. 111. The 0.95-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan.

The site is within the Industrial Park Land Use Area and the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Industrial Park designation is intended to accommodate a mixture of research and development, office, and manufacturing uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, and industrial use category, is a compatible use for this location with the Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF will not adversely affect the applicable land use.

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

The proposed project requests a CUP to operate a 960 square-foot MPF within an existing 14,500 square-foot, two-story office building located at 5752 Oberlin Drive, Suite No. 111. The 0.95-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan. The building is currently being used for light industrial uses. The project proposes tenant improvement to including processing, testing, manufacturing, and distribution of cannabis products to State of California License outlets. No cultivation or retail sales are proposed. The proposed improvement will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permits, satisfactory to the Building Official. Public improvements will include the removal and replacement of the existing driveway, adjacent to the site on Oberlin Drive, per current City Standards.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with San Diego Municipal Code (SDMC) Section 141.1004, which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPF's also require a minimum distance of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). Security requirements include interior and exterior lighting, security

cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPF's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation

The proposed project will be required to comply with the development conditions as described in the CUP No. 2070984. The CUP No. 2070984 is valid for five years and may be revoked if the Owner/Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in the CUP No. 2070984. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The proposed project requests a CUP to operate a 960 square-foot MPF within an existing 14,500 square-foot, two-story office building located at 5752 Oberlin Drive, Suite No. 111. The 0.95-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan. The site was developed on 1983. The project proposes interior improvements including storage rooms, extraction room, milling room and processing compounding and packaging room.

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

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

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

The project proposes to operate a 960 square-foot MPF within an existing 14,500 square-foot, two-story office building located at 5752 Oberlin Drive, Suite No. 111. The site and the surrounding parcels are located in the IL-2-1 Zone and is within the Industrial Park Land Use Area and the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Industrial Park designation is intended to accommodate a mixture of research and development, office, and manufacturing uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, classified as industrial, is consistent with the community plan designation.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2070984 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. 2070984, a copy of which is attached hereto and made a part hereof.

Hugo Castaneda
Development Project Manager
Development Services

Adopted on: October 3, 2018

IO#: 24007582

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: 24007582

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2070984
MPF 5752 OBERLIN DR. STE. NO. 111, PROJECT NO. 585509
HEARING OFFICER

This Conditional Use Permit No. 2070984 is granted by the Hearing Officer of the City of San Diego to Gregory McQuarter, Owner, and Allegiance Wellness Center, Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.95-acre site is located at 5752 Oberlin Drive, Suite No. 111 in the IL-2-1 Zone, within the Mira Mesa Community Plan area. The project site is legally described as Lot 22 of Lusk Industrial Park Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 9694, filed in the office of the County Recorder of San Diego County, June 27, 1980.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 960 square-foot Marijuana Production Facility within an existing 14,500 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within existing Suite No. 111, comprising an operational area of 960 square feet within an existing 14,500 square-foot building. The operation shall include the cultivation and distribution of marijuana consistent with the requirements of State of California statutes and 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 storage, milling room, extraction room, processing room, compounding and packaging room for distribution of marijuana 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 October 17, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on October 17, 2023. Upon expiration of this Permit, the facilities and improvements described herein, except for the public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

BUILDING OFFICIAL REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new driveway, per current City Standards, adjacent to the site on Oberlin Drive as shown on Exhibit A, satisfactory to the City Engineer.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. 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, satisfactory to the City Engineer.
16. Prior to issuance of any construction permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for all existing and proposed improvements of any kind, including utilities, landscaping, and electrical conduits to be installed within the Oberlin Drive Public- Right-of-Way, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Sidewalk Underdrains/Curb Outlets in the Oberlin Drive Street Right-of-Way, satisfactory to the City Engineer.
18. The Owner/Permittee shall provide and maintain a 10 feet by 10 feet visibility triangle area measured along the property line on both sides of the driveway on Oberlin Drive. No obstacles higher than 36 inches shall be located within this area e.g. walls, columns, signs, landscape etc.
19. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

PLANNING/DESIGN REQUIREMENTS:

20. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
21. A maximum of six employees shall be allowed on-site at any given time to correspond to the six provided parking spaces for the project.
22. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.

23. 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.

24. 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.

25. 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.

26. 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.

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

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

- a. The extension shall be for a maximum of five (5) years
- b. A decision on an application for an extension of time shall be made in accordance with Process Two. Appeals of a decision to approve an extension of time shall be made to the Planning Commission.
- c. The separation requirements in SDMC Section 141.0504(a) shall not be considered in making the findings required in SDMC Section 126.0111(g) when a specified use in SDMC Section 141.1004(a) has located within the required distance after the approval date of the initial Conditional Use Permit.
- d. A change in zoning after the approval date of the initial Conditional Use Permit shall not be considered in making the findings required in SDMC Section 126.0111(g).

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

30. 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.

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 3, 2018 by Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2070984
Date of Approval: October 3, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Hugo Castaneda
Development Project Manager

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

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

Gregory McQuarter
Owner

By _____
Name:
Title:

Allegiance Wellness Center, 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 92101-2400

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 5752 Oberlin Drive #111 / 585509

SCH No.: N.A.

Project Location-Specific: 5752 Oberlin Drive Suite #111, San Diego, CA 92121

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

Description of nature and purpose of the Project: Conditional Use Permit for a Marijuana Production Facility to operate within Suite #111, which consists of 960-square-feet of floor area within an existing 14,500-square-foot two-story building located at 5752 Oberlin Drive. The 0.95-acre site is located within the IL-2-1 zone within the Mira Mesa Community Plan area. Project operations would include the processing, testing, manufacturing, and distribution of cannabis products to State of California licensed outlets. The 0.95-acre site is designated 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 555 - 565 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, Accident Potential Zone 2 - MCAS Miramar, Geologic Hazards Type 53, Prime Industrial Lands, Transit Priority Overlay Zone, 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: Bert Telles, 11894 Mendiola Point, San Diego, CA, 92129, (858) 414-4247

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(c) (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) which allows for the conversion of existing small structures from one use to another where only minor modifications are made in 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 area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.

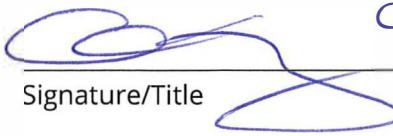
Lead Agency Contact Person: Chris Tracy, AICP Senior Planner

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

7/18/18
Date

Check One:

- (X) Signed By Lead Agency
- () Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: July 2, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007582

PROJECT NAME / NUMBER: MPF 5752 Oberlin Drive #111 / 585509
COMMUNITY PLAN AREA: Mira Mesa
COUNCIL DISTRICT: 6
LOCATION: 5752 Oberlin Drive Suite #111, San Diego, CA 92121

PROJECT DESCRIPTION: Conditional Use Permit for a Marijuana Production Facility to operate within Suite #111, which consists of 960-square-feet of floor area within an existing 14,500-square-foot two-story building located at 5752 Oberlin Drive. The 0.95-acre site is located within the IL-2-1 zone within the Mira Mesa Community Plan area. Project operations would include the processing, testing, manufacturing, and distribution of cannabis products to State of California licensed outlets. The 0.95-acre site is designated 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 555 – 565 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, Accident Potential Zone 2 – MCAS Miramar, Geologic Hazards Type 53, Prime Industrial Lands, Transit Priority Overlay Zone, Outdoor Lighting Zone 3, Penasquitos Watershed - Miramar Reservoir Sub-area Watershed, and Council District 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303(c) (New construction or conversion of small structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

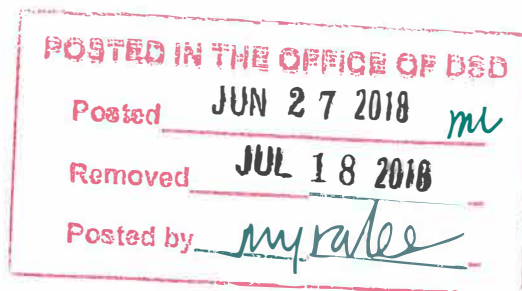
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303(c) which allows for the conversion of existing small structures from one use to another where only minor modifications are made in 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 area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.

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

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

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice July 17, 2018. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





Ownership Disclosure Statement

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: Allegiance Wellness Center - MPF Project No. For City Use Only

Project Address:
5752 Oberlin Drive San Diego, CA 92121

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):
Allegiance Wellness Center - MPF
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
5257 Oberlin Drive
 City/State/Zip:
San Diego, CA 92121
 Phone No: (858) 414-4271 Fax No:
 Signature: *[Handwritten Signature]* Date: 10/26/17

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
Gregory McQuarter
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
2231 Rosemont Lane
 City/State/Zip:
Encinitas CA 92024
 Phone No: *760-846-1170* Fax No:
 Signature: *[Handwritten Signature]* Date: *10/26/17*

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No: Fax No:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Title (type or print):

Signature : Date:

Signature : Date:

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No: Fax No:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Title (type or print):

Signature : Date:

Signature : Date:

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No: Fax No:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Title (type or print):

Signature : Date:

Signature : Date:

Mira Mesa Community Planning Group Meeting Minutes

1.	Robert Mixon	6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Punsalan	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

Mira Mesa Community Planning Group Minutes

Date/Time: Monday, June 18, 2018, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Call to Order/Confirm quorum:

1. Non-Agenda Public Comments: None.
2. Modifications to the Agenda.
 1. City Council report by Luis Pallera moved to first on the agenda.
3. Adopt Previous Meeting Minutes (Action). Approved unanimously.
4. Report of the Chair
 1. All staff reports have been received for MPF's
 2. Community plan update – 3 year process
 1. Existing conditions report – Please take a look
 3. 3 Roots project
 1. Looked at low income housing portion of the project
 1. Due to financial constraints, it was not possible to spread out the low income housing site areas
 2. Will be asking for approval in October
 4. Mira Mesa marketplace signs approved
 5. No environmental review required for any MPF
5. Old Business
 1. Mira Mesa Community Plan Update – Alex Frost
 1. Community workshop on Oct 11
 2. Please see the website for documents and the presentation that was shown Planmiramesa.org
 2. Mesa Rim Climbing Center/Project No. 607546 – Glenn Linthicum (Action)
 1. Built in 2009 – Existing use was 80% gym, 20% office use;
 2. Action: Jon Labaw/Chris Morrow; Approved 13-0-0
 3. 4930 Directors Place Substantial Conformance Review – Michael Asaro (Action)
 1. HCP – Life Science Public traded REIT Life Science focus

Mira Mesa Community Planning Group Meeting Minutes

2. 600,000 Sorrento Mesa SF
3. 5 story building uses all FAR
4. Ratio of Lab to Office space? Generally speaking 50/50
5. City response to SCR?
 1. Landscaping/Storm Water/Brush Management
6. Concern from Flightpath?
 1. Compatible with 1996 plan (APZ 2)
7. Action: Ted Brengel/Craig Jackson; Approved 13-0-0
4. MPF Subcommittee Report – Craig Jackson
 1. None adequately addressed impacts to community
5. MPF 585533 - 7542 Trade Street (Action) – Jessica McElfresh
 1. Manufacturing/Distribution
 2. Closed loop system/carbon dioxide
 3. 7350 SF, Existing Building
 4. Improve driveway and update parking to current code
 5. Comments
 1. Is the site operational currently?
 1. Not for over a month
 2. Any studies done on volatility/safety issues?
 1. Yes, can provide as requested
 3. Can you have multiple licenses for uses?
 1. Yes
 4. Is same air filtration system going to be in place?
 1. Yes, same method, but needs to be fixed
 5. Ted Brengel/Chris Morrow – Note odors have been reports, condition that odor control be improved. Acceptable subject to odor mitigation control. (As reported by adjacent businesses) 13-0-0 Approved.
6. MPF 585617 - 9212 Mira Este Ct (Action) – Gina Austin
 1. This is an existing location for medical manufacturing/distribution
 2. Adding Production to use type
 3. 15,950 SF
 4. Seeking CUP approval
 5. Will use butane
 6. Craig Jackson - Unacceptable due to inadequate information
 1. Action: Ted Brengel/Chris Morrow move to approve provided that more information is given on butane safety(12-1-0) (Craig Jackson voted against) Approved
7. MPF 585651 - 7755 Arjons Drive (Action) – Marty Reed
 1. Manufacturing
 2. Action: Motion to approve – Jon Labaw/Chris Morrow – 12-0-0 Approved
8. MPF 585503 - 7745 Arjons Drive (Action) - Gina Austin
 1. Cultivation/Distribution
 2. 12,393 SF
 3. No volatile solids
 4. Action: Jon Labaw/Bari Vaz (13-0-0) Approved
9. MPF 585486 - 7740 Formula Place (Action) – Joe Esposito
 1. Use: Bakery
 2. Action: Jon Labaw/Craig Jackson; 12-0-0 Approved

Mira Mesa Community Planning Group Meeting Minutes

10. MPF 585583 – 7830 Trade Street (Action) – Joe Esposito
 1. Use: Bakery
 2. Minor site improvements (screening)
 3. Action: Craig Jackson/Jon Labaw; 12-0-0 Approved
11. MPF 585509 - 5752 Oberlin Drive Suite #111 (Action) – Bert Telles
 1. CUP permit
 2. 964 SF
 3. Use: Laboratory
 4. Negative pressure design HVAC system
 5. Acceptable with a condition that a minor oriented business is not within the 1000' radius. 5627 Oberlin. Action: Jon Labaw/Craig Radke; 12-0-0 Approved
12. MPF 585637 – 7540 Trade Street (Action) - Jessica McElfresh
 1. Non volatile manufacturing/distribution
 2. 5,557 SF
 3. Not operating currently
 4. Action: Craig Jackson/Justin Mandelbaum; Motion to approve 13-0-0.
13. MPF 585402 - 9938 Mesa Rim Road (Action) – Kent Costi
 1. Use: Cultivation/Manufacturing
 2. 14,000 SF
 3. Ethanol Drying system
 4. Action: Ted Brengel/Jon Labaw; 12-0-0 Approved
14. MPF 585902 – 7720 Kenamar Court (Action) – Jessica McElfresh
 1. Distribution/Cultivation/Manufacturing
 2. 60,431 SF
 3. Minor site improvements
 4. Action: Craig Jackson – Move to defer to next month because of the inadequacy of information provided.
6. New Business - none
7. Elected Officials/Government Agencies – no reports

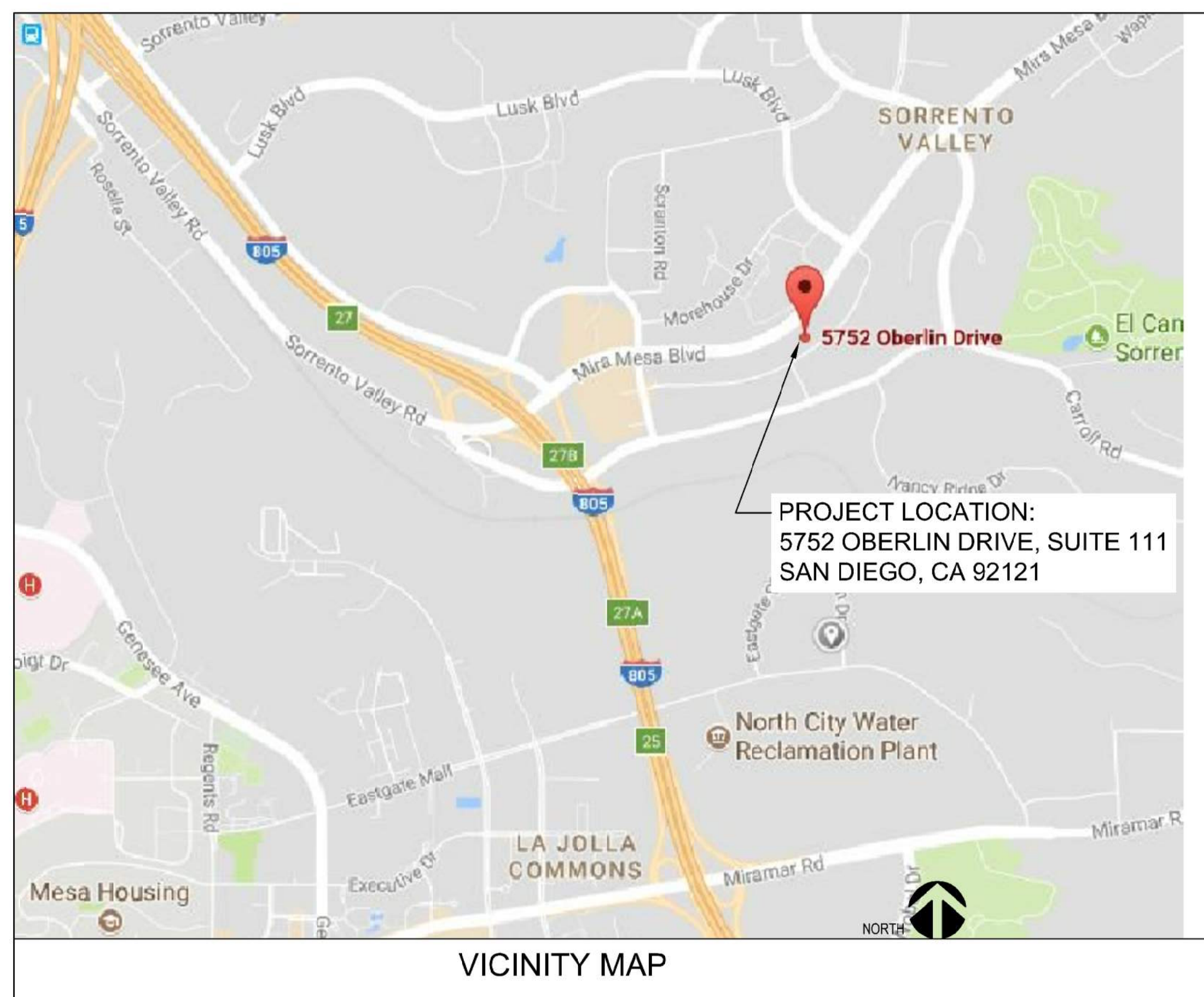
8. Announcements: None.

9. Reports: None.

10. Adjourn 9:30 PM.

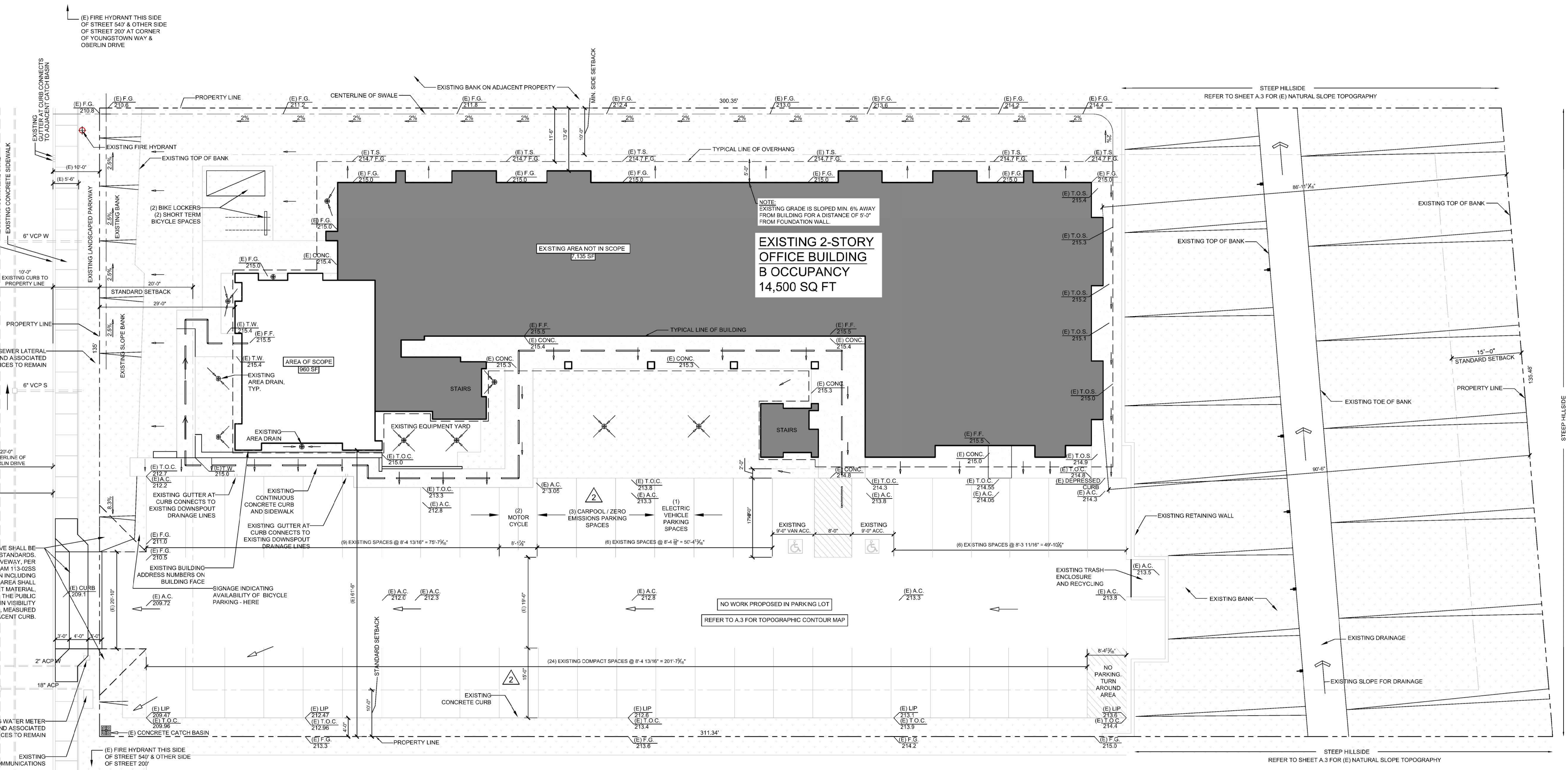
ALLEGIANCE WELLNESS CENTER - MARIJUANA PRODUCTION FACILITY

4499 Ruffin Rd Ste 300
 San Diego CA 92123
 619 231 0751
 www.fparch.com

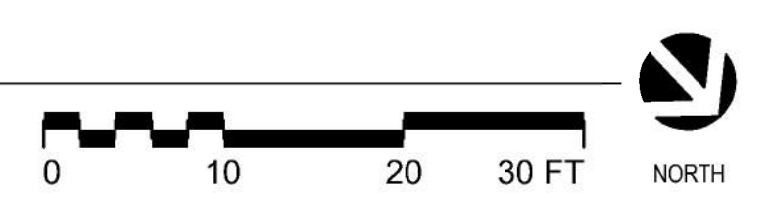


PROJECT DIRECTORY	PROJECT DESCRIPTION	SITE INFORMATION	BUILDING INFORMATION	CODE INFORMATION														
BUILDING OWNER GREGORY MCQUARTER 2231 ROSEMONT LANE ENCINITAS CA 92024 PHONE: 760-846-1170 ATT: GREGORY MCQUARTER	- A CONDITIONAL USE PERMIT TO LEGALLY OPERATE A MARIJUANA PRODUCTION FACILITY (MPF) AS "THE ALLEGIANCE WELLNESS CENTER". - THE FACILITY SHALL MANUFACTURE PRODUCTS DERIVED FROM MEDICAL CANNABIS, SPECIFICALLY EXCLUDING MANUFACTURING IN VIOLATION OF HEALTH AND SAFETY CODE 11379.6(A) AND ANY MANUFACTURING METHOD USING CHEMICAL EXTRACTION AS DEFINED BY EXTRACTION USING CHEMICALS, AS DEFINED BY THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES (CHEMM). - THE PROJECT WILL BE A RENOVATION OF AN INTERIOR BUILDING TENANT SPACE IN AN EXISTING MULTI-TENANT OFFICE BUILDING. - THE AREA OF RENOVATION IS 960 SF OF EXISTING OFFICE SPACE INTO A LABORATORY PRODUCTION FACILITY. - TOTAL RENOVATION OF 960 SF IS OF AN EXISTING 14,500 SF GROSS BUILDING AREA. - THE PROJECT WILL INCLUDE INSTALLATION OF ONE NEW ROOF MOUNTED EXHAUST FAN THAT WILL BE CONTAINED/SCREENED WITHIN AN EXISTING ENCLOSED ROOF WELL. - LIGHTING TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY WILL BE PROVIDED. - NEW SECURITY MEASURES IN THE FORM OF OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD LICENSED BY THE STATE OF CALIFORNIA (TO BE PRESENT DURING BUSINESS HOURS) WILL BE PROVIDED. - THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER WILL BE POSTED OUTSIDE OF THE FACILITY. - NO BUILDING AREA IS BEING ADDED. NO EXTERIOR MODIFICATIONS ARE TO BE PERFORMED ON THE EXISTING BUILDING. - OUTDOOR STORAGE OR OPERATION WILL NOT OCCUR. - NO RETAIL SALES OPERATIONS WILL OCCUR. - OTHER THAN CONTACT INFORMATION, NO SIGNAGE ON THE EXTERIOR OF THE PROPERTY, VISIBLE FROM THE PUBLIC RIGHT OF WAY TO THE ADDRESS, WILL BE PROVIDED.	LEGAL DESCRIPTION: LOT 22 OF LUSH INDUSTRIAL PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9634, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 17, 1989. PROJECT ADDRESS: 5752 OBERLIN DRIVE, SUITE 111 SAN DIEGO, CA 92121-1747 EXISTING DISCRETIONARY PERMITS: NO ASSESSOR'S PARCEL NUMBER: 341-322-04-00 EXISTING USE: OFFICE - BUSINESS AND PROFESSIONAL PROPOSED USE: MARIJUANA PRODUCTION FACILITY EXISTING BUILDINGS ON SITE: YES, CONSTRUCTED 1983. LAND USE ZONE INFORMATION: IL-2-1 ZONE OVERLAY ZONES: AIRPORT INFLUENCE AREA (AIA) PRIME INDUSTRIAL LAND RESIDENTIAL TANDEM PARKING ENVIRONMENTALLY SENSITIVE LANDS: SENSITIVE BIOLOGICAL RESOURCE: NO STEEP HILLSIDES: YES COASTAL BEACHES: NO SENSITIVE COASTAL BLUFFS: NO 100-YEAR FLOODPLAIN: NO HISTORIC DISTRICT DESIGNATED HISTORIC: NO GEOLOGICAL HAZARD CATEGORIES: 53 EARTHQUAKE FAULT BUFFER: NO AIRPORTS-FAA PART 77 NOTIFICATION AREA: YES REQUIRED SETBACKS: <table border="1"> <tr> <th></th> <th>MINIMUM</th> <th>STANDARD</th> </tr> <tr> <td>FRONT SETBACK</td> <td>10'</td> <td>20'</td> </tr> <tr> <td>SIDE SETBACK</td> <td>10'</td> <td>13'</td> </tr> <tr> <td>REAR SETBACK</td> <td>0'</td> <td>15'</td> </tr> </table> EXISTING SITE AREA: LOT GROSS AREA: 0.950 ACRES (41,382 SF)		MINIMUM	STANDARD	FRONT SETBACK	10'	20'	SIDE SETBACK	10'	13'	REAR SETBACK	0'	15'	YEAR BUILT: 1983 OCCUPANCY: EXISTING PROPOSED B (OFFICE AND LABORATORY) TYPE OF CONSTRUCTION: V-B, NON-SFRINKLERED EXISTING BUILDING HEIGHT: 32'-6" EXISTING NUMBER OF STORIES: 2 STORIES EXISTING FIRST FLOOR: 8,096 SF EXISTING SECOND FLOOR: 6,405 SF EXISTING BUILDING AREA (GROSS FLOOR): 14,500 SF (NO NEW BUILDING AREA PROPOSED) AREA OF TENANT IMPROVEMENT: 960 SF AREA OF EXTERIOR IMPROVEMENTS: 0 SF	CURRENT APPLICABLE BUILDING CODES: 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA FIRE CODE (CFC) 2016 CALIFORNIA GREEN BUILDING CODE 2017 SAN DIEGO MUNICIPAL CODE, SECTION 141.1004 & CHAPTER 4, ARTICLE 2, DIVISION 15.		
	MINIMUM	STANDARD																
FRONT SETBACK	10'	20'																
SIDE SETBACK	10'	13'																
REAR SETBACK	0'	15'																
PARKING INFORMATION																		
GROSS BUILDING AREA: 14,500 SF EXISTING PARKING: TOTAL EXISTING OFFICE AREA: 14,500 SF REQUIRED EXISTING PARKING SPACES: PER SDMC TABLE 142-05G <table border="1"> <tr> <th>SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL</th> <th>MINIMUM</th> <th>MAXIMUM</th> </tr> <tr> <td></td> <td>3.3 / 1,000 SF</td> <td>5.0 / 1,000 SF</td> </tr> </table> REQUIRED PARKING SPACES: PER SDMC TABLE 142-05G <table border="1"> <tr> <th>SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL</th> <th>MINIMUM</th> <th>MAXIMUM</th> </tr> <tr> <td></td> <td>3.3 / 1,000 SF</td> <td>5.0 / 1,000 SF</td> </tr> </table> SPACES PROVIDED: 44.7 SPACES REQUIRED: 44.7 (PER ROBERT A. VACCHI - DIRECTOR, DEVELOPMENT SERVICES, APRIL 2018) SPACES PROVIDED: 2.4 SPACES REQUIRED: 2.4 TOTAL SPACES PROVIDED: 47 MIN, 47 TOTAL INCLUDES: 1 STANDARD ACCESSIBLE & 1 VAN ACCESSIBLE					SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL	MINIMUM	MAXIMUM		3.3 / 1,000 SF	5.0 / 1,000 SF	SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL	MINIMUM	MAXIMUM		3.3 / 1,000 SF	5.0 / 1,000 SF		
SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL	MINIMUM	MAXIMUM																
	3.3 / 1,000 SF	5.0 / 1,000 SF																
SPECIFIC USE - OFFICES, BUSINESS AND PROFESSIONAL	MINIMUM	MAXIMUM																
	3.3 / 1,000 SF	5.0 / 1,000 SF																
LANDSCAPE AREA																		
LANDSCAPE AREA SQUARE FOOTAGE: 20,015 SF																		
SHEET INDEX																		
<table border="1"> <tr> <th>A.1</th> <td>SITE PLAN / PROJECT INFORMATION</td> </tr> <tr> <th>A.2</th> <td>ASSESSOR'S PARCEL MAP</td> </tr> <tr> <th>A.3</th> <td>TOPOGRAPHIC CONTOUR MAP</td> </tr> <tr> <th>A.4</th> <td>EXISTING OVERALL FIRST AND SECOND FLOOR PLANS</td> </tr> <tr> <th>A.5</th> <td>PROPOSED LAB CONCEPT FLOOR PLAN & BUSINESS TAX CERTIFICATE</td> </tr> <tr> <th>A.6</th> <td>PROPOSED ROOF PLAN & BUILDING SECTIONS</td> </tr> <tr> <th>A.7</th> <td>PHOTOGRAPHIC SURVEY</td> </tr> </table> REFERENCE DRAWINGS FROM MIRA MESA ASSOCIATES OFFICE BUILDING 1982 PERMIT PACKAGE: SP-1 COVER SHEET A-1 SITE PLAN REFERENCE DRAWINGS FROM MCQUARTER GROUP TENANT IMPROVEMENT 1992 PERMIT PACKAGE: TITLE SHEET W/ STAMPS A2 SITE PLAN					A.1	SITE PLAN / PROJECT INFORMATION	A.2	ASSESSOR'S PARCEL MAP	A.3	TOPOGRAPHIC CONTOUR MAP	A.4	EXISTING OVERALL FIRST AND SECOND FLOOR PLANS	A.5	PROPOSED LAB CONCEPT FLOOR PLAN & BUSINESS TAX CERTIFICATE	A.6	PROPOSED ROOF PLAN & BUILDING SECTIONS	A.7	PHOTOGRAPHIC SURVEY
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A.7	PHOTOGRAPHIC SURVEY																	

- GENERAL NOTES:**
- NO TRANSIT STOPS OCCUR ON OBERLIN DRIVE.
 - NO EASEMENTS ON THIS SITE.
 - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).
 - DURING ANY CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 - FOR FURTHER INFORMATION ON WATER AND SEWER MAINS AND LATERALS REFER TO:
 - AS BUILT 328211-59-D CIP # 70-934.0 W.O. # 190501
 - AS BUILT 18059-10-D CIP # 70891 W.O. #76-981



1 SITE PLAN
 A.1 SCALE: 1" = 10'



ISSUE / REVISION	DATE
CONDITIONAL USE PERMIT SUBMITTAL	11/16/2017
PLAN REVIEW CYCLE 2	04/04/2018
PLAN REVIEW CYCLE 3	05/24/2018

ALLEGIANCE WELLNESS CENTER - MPF
 5752 OBERLIN DRIVE, SUITE 111
 SAN DIEGO, CA 92121-1747



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ALLEGIANCE WELLNESS CENTER - MPF
 5752 OBERLIN DRIVE, SUITE 111
 SAN DIEGO, CA 92121-1747



ISSUE / REVISION	DATE
CONDITIONAL USE PERMIT SUBMITTAL	11/16/2017
PLAN REVIEW CYCLE 2	04/04/2018
PLAN REVIEW CYCLE 3	05/24/2018

FPBA PROJECT NO. 17081

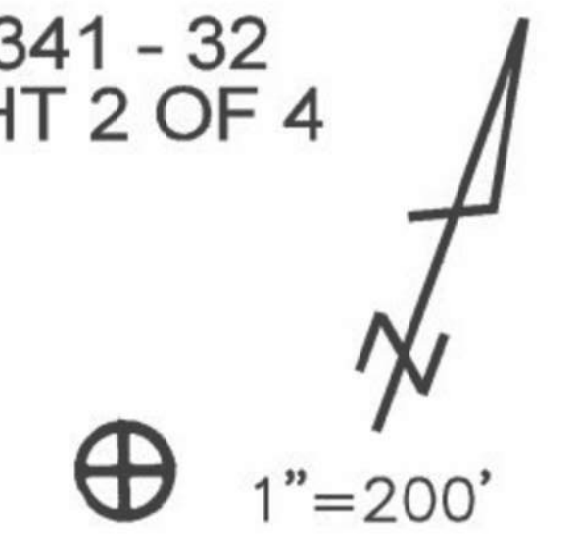
ASSESSOR'S
 PARCEL MAP

A.2
 SHEET 2 OF 7

Provided by:
08
 PARCELQUEST

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

341 - 32
 SHT 2 OF 4



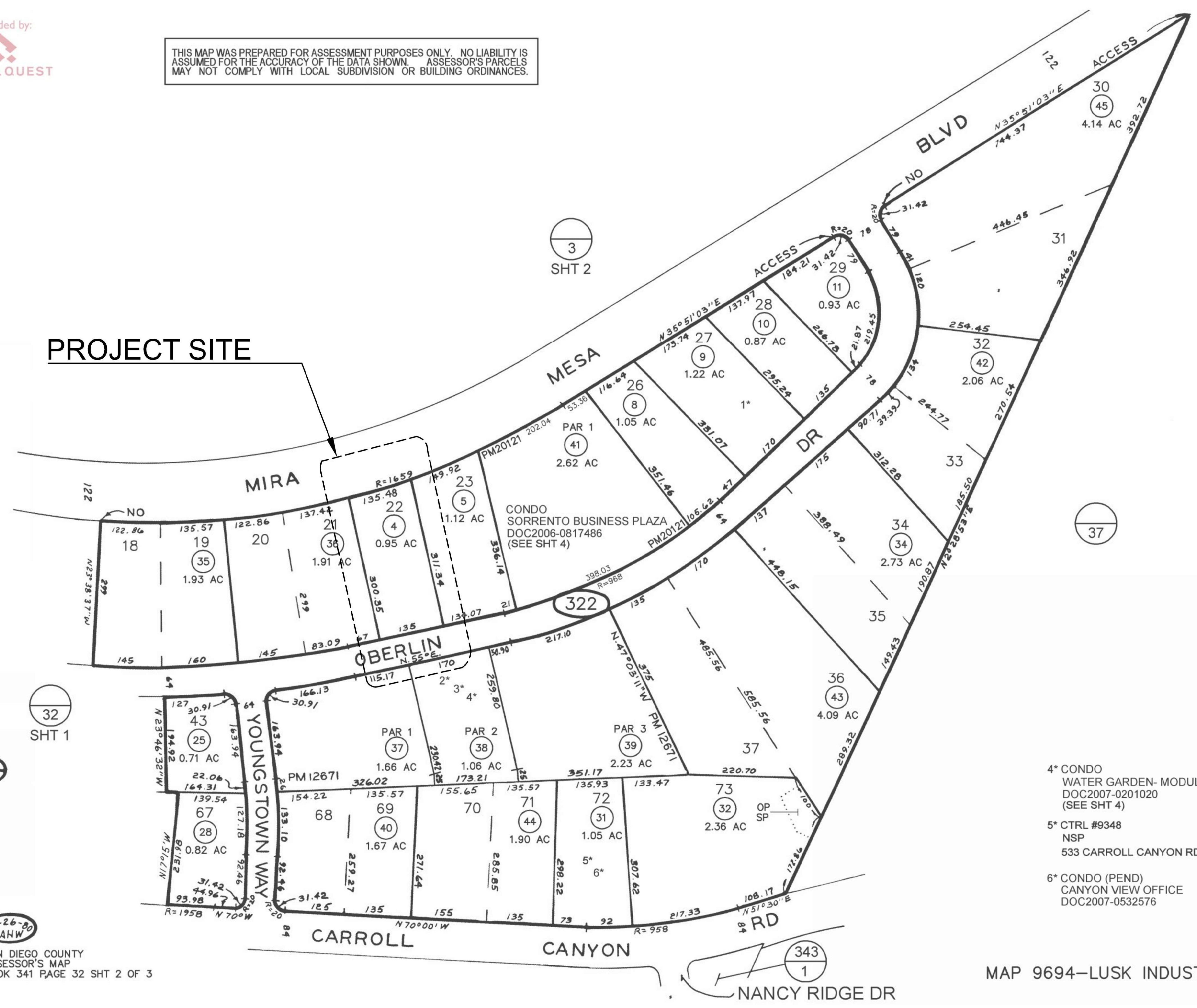
12/15/2007 JGD

CHANGES			
BLK	OLD	NEW	YR/CUT
322	32	8/2 CHANGE	82:5715
	23 & 24	33	83:2941
	14 & 17	34	83:2736
	13 & 13	35 & 36	83:2848
	20 - 22 & 33	37-39	84:3173
	27 & 28	40	84:2548
	6 & 7	41	85:1760
	14 & 15	42	85:1761
	18 & 19	43	85:1762
	29 & 30	44	85:2596
	12, 13	45	86:2176
	9	CONDO	06:599
	9 SID 02	8 SID 03 THRU 07	06:1869
	9 & SID 7	9 & SIDS 8 & 9	06:2210
	41	CONDO	07:755
	9 & SID 08	9 & SIDS 10-13	07:1633
	38	CONDO	08:652
	9 & SID 10	9 & SIDS 14-16	08:1054

- 4* CONDO
 WATER GARDEN- MODULE 3
 DOC2007-0201020
 (SEE SHT 4)
- 5* CTRL #9348
 NSP
 533 CARROLL CANYON RD
- 6* CONDO (PEND)
 CANYON VIEW OFFICE
 DOC2007-0532576

- 1* CONDO
 5850 OBERLIN DRIVE
 DOCS 05-558168 & 06-213530
 (SEE SHT 3)
- 2* CONDO
 WATER GARDEN- MODULE 1
 DOC2007-0201018
 (SEE SHT 4)
- 3* CONDO
 WATER GARDEN- MODULE 2
 DOC2007-0201019
 (SEE SHT 4)

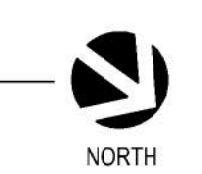
MAP 9694-LUSK INDUSTRIAL PARK UNIT NO 1



341-031
 343-010

9-26-80
 AHW
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 341 PAGE 32 SHT 2 OF 3

1
 A.2
 ASSESSOR'S PARCEL MAP
 SCALE: NTS



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 SAN DIEGO, CA 92121-1747



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FPBA PROJECT NO. 17081

TOPOGRAPHIC
 CONTOUR MAP

A.3
 SHEET 3 OF 7

APN: 341-322-04-00

Legend

- Roads
- Subsist. Parcel
- Person
- Topography (2)

0 10 20 40 Feet
 1 inch = 20 feet

Vicinity Map

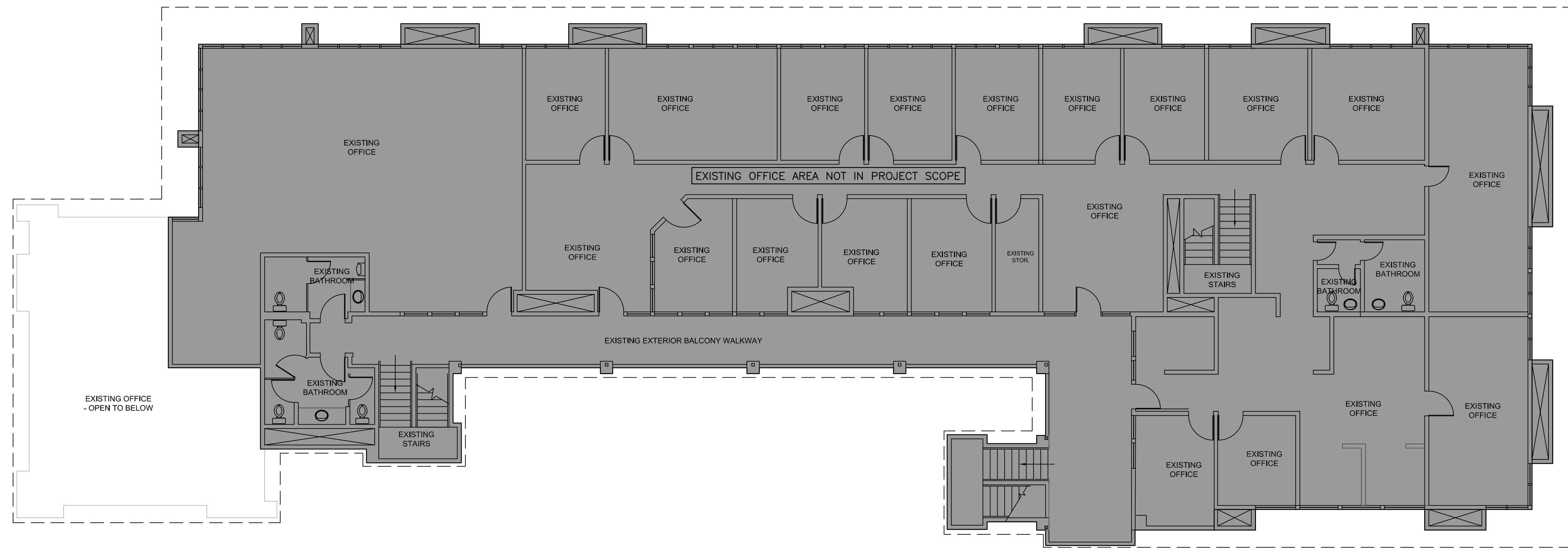
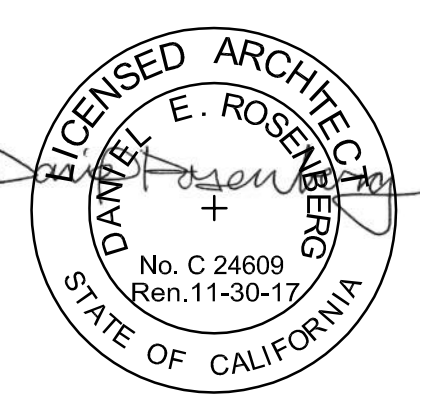
SanGIS
 Map made exclusively for our client by the
 SanGIS Geographic Information System
 200 Broadway, Suite 200
 San Diego, CA 92101
 www.sanGIS.org



1 TOPOGRAPHIC CONTOUR MAP
A.3 SCALE: NTS

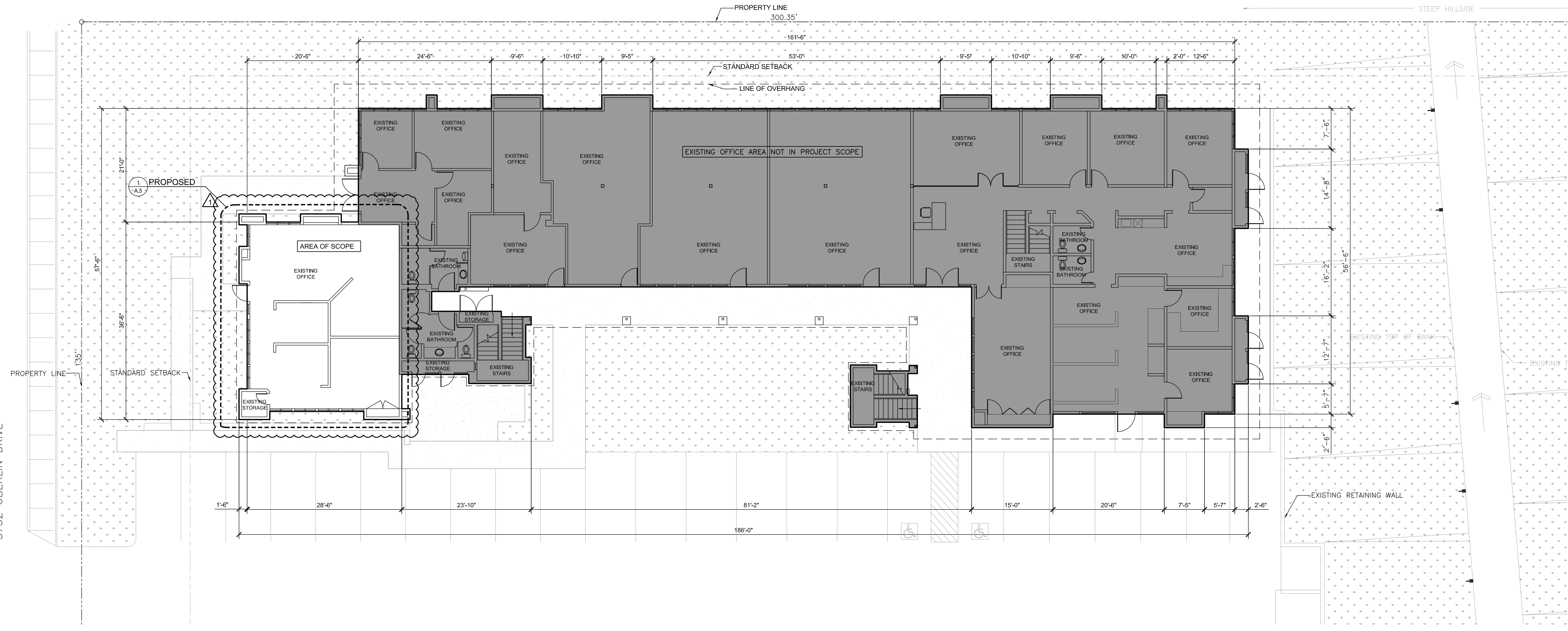
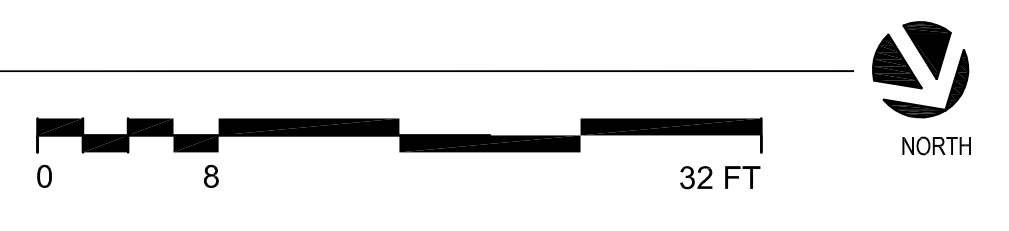


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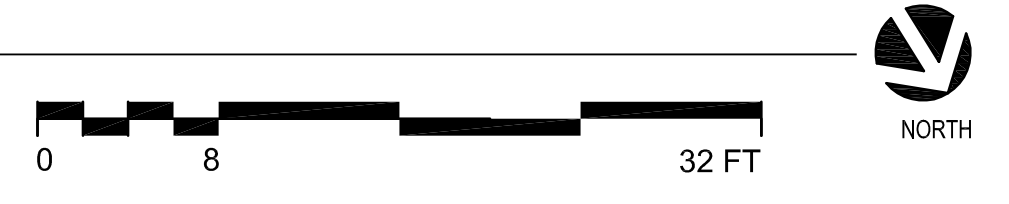


- GENERAL NOTES**
- FACILITY IS MORE THAN 1000 FEET FROM CLOSEST CITY PARKS, CHURCHES, CHILD CARE CENTERS, PLAYGROUNDS, LIBRARIES, MINOR-ORIENTED FACILITIES, RESIDENTIAL CARE FACILITIES AND SCHOOLS.
 - FACILITY IS MORE THAN 100 FEET FROM RESIDENTIAL AREAS.
 - ALL OPERATIONS ARE CONDUCTED INDOORS WITHIN A SECURE STRUCTURE.
 - ALL EQUIPMENT AND STORAGE IS LOCATED WITHIN A SECURE STRUCTURE.
 - LIGHTING WILL BE PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS.
 - SECURITY SYSTEMS WILL INCLUDE OPERABLE CAMERAS, ALARMS AND A SECURITY GUARD (LICENSED BY THE STATE OF CALIFORNIA, PRESENT ON THE PREMISES DURING BUSINESS HOURS).
 - NAME AND EMERGENCY CONTACT PHONE NUMBER OF THE FACILITY OPERATOR WILL BE POSTED OUTSIDE THE MPF IN A LOCATION VISIBLE TO THE PUBLIC FROM THE PUBLIC RIGHT-OF-WAY.
 - THE MPF WILL NOT ENGAGE IN SALES OF PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MPF, A TESTING LAB OR A MARIJUANA OUTLET.
 - THE MPF ADJACENT PUBLIC SIDEWALKS AND AREAS UNDER CONTROL OF THE MPF WILL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
 - THE MPF WILL PROVIDE DAILY REMOVAL OF TRASH, LITTER AND DEBRIS. GRAFFITI WILL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.
- FLOOR PLAN LEGEND**
- AREA NOT IN PROJECT SCOPE
 - LANDSCAPE AREA
 - EXTERIOR CONCRETE PATH
 - EXISTING WALLS

2
A.4
EXISTING OVERALL SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1
A.4
EXISTING OVERALL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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EXISTING OVERALL FIRST FLOOR PLAN

A.4
 SHEET 4 OF 7

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GENERAL NOTES	
1	NA
2	NA
3	ALL EQUIPMENT AND STORAGE IS LOCATED WITHIN A SECURE STRUCTURE.
4	LIGHTING WILL BE PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS.
5	SECURITY SYSTEM WILL INCLUDE OPERABLE CAMERAS, ALARMS AND A SECURITY GUARD LICENSED BY THE STATE OF CALIFORNIA. PRESENT ON THE PREMISES DURING BUSINESS HOURS.
6	NAME AND EMERGENCY CONTACT PHONE NUMBER OF THE FACILITY OPERATOR WILL BE PROMINENTLY DISPLAYED IN A LOCATION VISIBLE TO THE PUBLIC FROM THE PUBLIC RIGHT-OF-WAY.
7	THE MPF WILL NOT ENGAGE IN SALES OF PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MPF. A TESTING LAB OR A MARIJUANA OUTLET.
8	THE MPF ADJACENT PUBLIC SERVICE AREAS UNDER CONTROL OF THE MPF WILL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
9	THE MPF WILL PROVIDE DAILY REMOVAL OF TRASH, LETTERS AND DEBRIS. GRASSHILL WILL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.
10	CHARCOAL FILTERS AT ALL HVAC UNITS SHALL SERVE AS AN ODOR SUPPRESSION SYSTEM FOR THE FACILITY.

FLOOR PLAN LEGEND	
	AREA NOT IN PROJECT SCOPE
	EXISTING WALLS

EMPLOYEE COUNT:

- (XXX PPL) = NUMBER OF EMPLOYEES IN ROOM
- 4 - 5 EMPLOYEES = MAXIMUM NUMBER OF EMPLOYEES ON-SITE AT ANY ONE TIME.

EXPECTED ACTIVITY WITHIN EACH PORTION OF THE MPF

REFER TO PROPOSED FIRST FLOOR LAB CONCEPT FLOOR PLAN A.5 FOR A BRIEF DESCRIPTION OF THE EXPECTED ACTIVITY TO OCCUR WITH EACH PORTION OF THE MARIJUANA PRODUCTION FACILITY.

TRIM STORAGE ROOM
 WHEN CANNABIS TRIM (LEAF) IS DELIVERED TO THE MPF, IT WILL IMMEDIATELY BE BROUGHT INTO THE FACILITY AND STORED IN THE LOCKED TRIM STORAGE ROOM.

MILLING ROOM
 AT THE START OF THE PROCESSING, TRIM WILL BE TAKEN FROM THE TRIM STORAGE ROOM TO THE MILLING ROOM WHERE IT WILL BE GROUND IN A BLENDER OR MILL. APPROXIMATELY 12-16 POUNDS OF TRIM ARE ANTICIPATED PER BATCH.

EXTRACTION ROOM
 THE GROUND TRIM WILL BE BROUGHT FROM THE MILLING ROOM INTO THE EXTRACTION ROOM WHERE IT WILL BE WASHED AND PLACED IN A CO2 EXTRACTOR FOR A CLOSED-LOOP PROCESS THAT TAKES APPROXIMATELY FOUR TO TWENTY-FOUR HOURS TO COMPLETE. CARBON DIOXIDE IS USED TO EXTRACT THE CANNABINOIDS, TERPENE, AND OTHER OILS FROM THE GROUND TRIM. A CANNABIS OIL PASTE WILL BE HARVESTED FROM THE EXTRACTOR AND BROUGHT INTO THE MAIN LAB FOR ADDITIONAL PROCESSING.

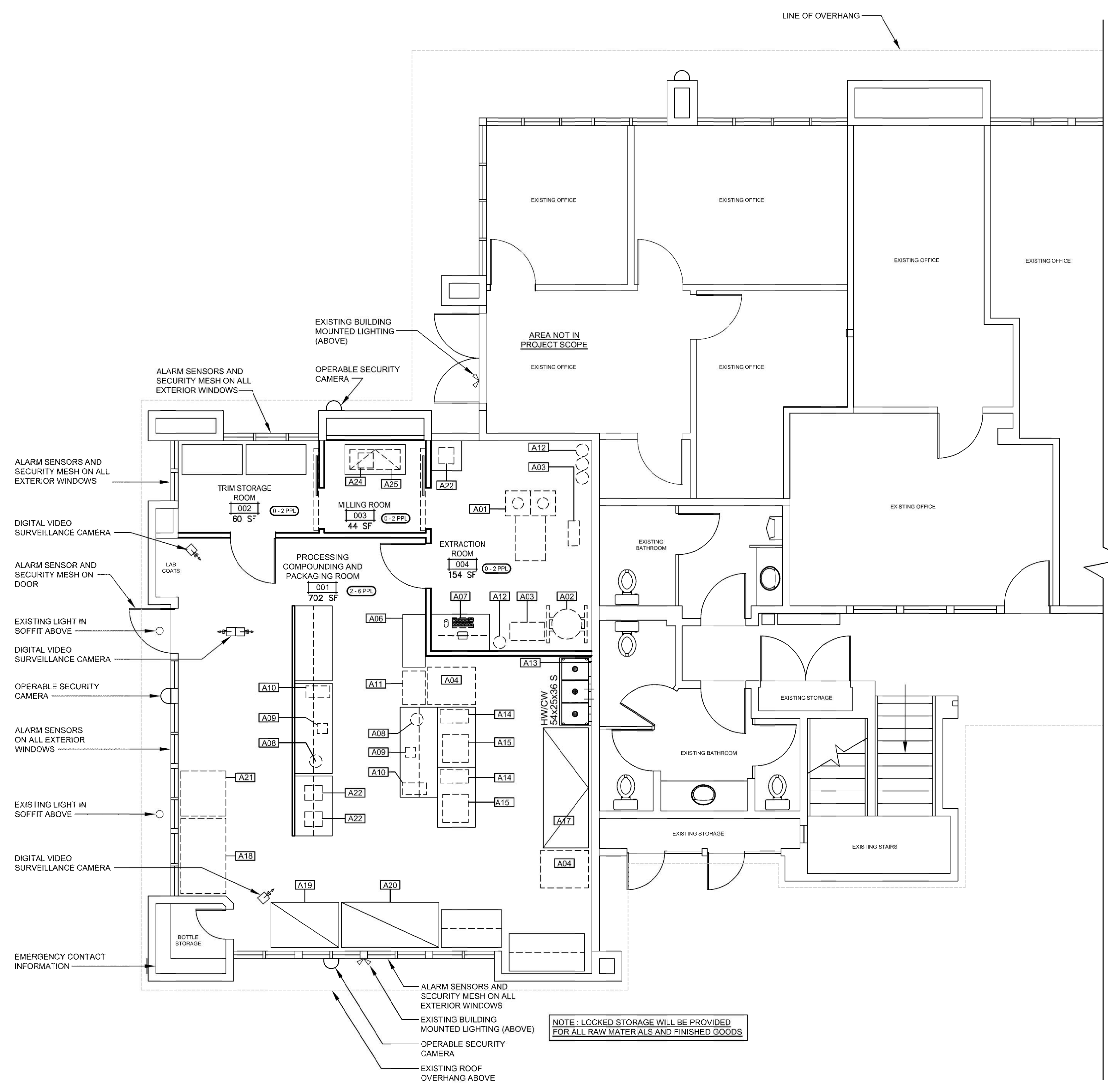
PROCESSING COMPOUNDING AND PACKAGING ROOM
 PROCESSING OF THE CANNABIS OIL PASTE INTO A CANNABIS OIL WILL OCCUR IN THE MAIN LAB AREA THROUGH (1) WINTERIZATION (DISSOLUTION OF PASTE IN WARM ETHANOL, PRECIPITATION OF PLANT LIPIDS FROM THE SOLUTION VIA COOLING, SEPARATION OF PLANT LIPIDS FROM CANNABINOIDS, AND TERPENE-ENRICHED ETHANOL SOLUTION VIA CENTRIFUGATION AND FILTRATION), AND REMOVAL OF ETHANOL VIA ROTOVAP. THERE WILL BE TRADITIONAL LABORATORY BENCHES AND EQUIPMENT, A FUME HOOD, AND A SINK IN THIS MAIN LAB AREA. ANY HAZARDOUS MATERIALS WILL BE STORED IN A FLAMMABLE STORAGE CABINET AND THE TOTAL QUANTITIES OF HAZARDOUS MATERIALS IN USE AND STORAGE WILL BE WELL BELOW THE MAXIMUM ALLOWED QUANTITIES PER THE CALIFORNIA BUILDING AND FIRE CODES. THE FINISHED ODORS WILL CONSIST OF OIL-BASED TINCTURES AND CARTRIDGES. STORAGE OF ALL IN-PROCESS AND FINISHED GOODS WILL BE IN A LOCKED REFRIGERATOR, LOCKED FREEZER, OR LOCKED AMBIENT-TEMPERATURE ROOM.

BOTTLE STORAGE AND FINISHED TINCTURE STORAGE ROOM
 THIS EXISTING CLOSET WILL BE USED FOR STORAGE OF CLEAN GLASSWARE AND FINISHED TINCTURE PRODUCTS AND WILL REMAIN LOCKED EXCEPT DURING ACCESS.

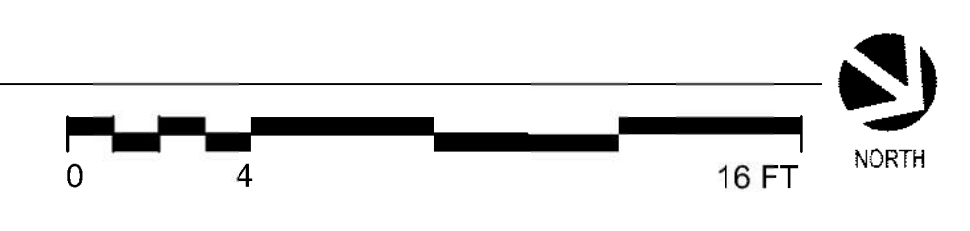
HVAC/ODOR CONTROL CONSIDERATIONS
 MODEL: CAMFIL - CAMCARB CYLINDER 5MM GLIDE/PACK OR EQUAL.

THE HVAC SYSTEM IS DESIGNED SUCH THAT (1) THE MAIN LAB AREA (WINTERIZATION, DISTILLATION, AND PACKING ROOM) IS UNDER NEGATIVE PRESSURE WITH RESPECT TO OUTSIDE SO AS TO PREVENT ODOR ESCAPING THE MPF AND (2) THE TRIM STORAGE ROOM, MILLING ROOM, AND EXTRACTION ROOM ARE ALL UNDER NEGATIVE PRESSURE WITH RESPECT TO THE MAIN LAB AREA TO AS TO PREVENT PARTICULATE FROM ESCAPING INTO THE MAIN LAB AREA.

- THE EXTRACTION ROOM IS EQUIPPED WITH A FLEXIBLE SNORKEL DESIGNED TO CAPTURE CO2 EMITTED FROM POINT SOURCES (EXTRACTION VESSEL VENTS AND CO2 RECYCLER VENT) DURING PERIODIC VENTING. AIRFLOW THROUGH THE SNORKEL IS SINGLE PASS AND WILL FLOW THROUGH AN ACTIVATED CARBON FILTER TO REMOVE ANY ODORS PRIOR TO EXHAUSTING TO OUTSIDE. SIMILARLY, AIRFLOW THROUGH THE FUME HOOD (MAIN LAB AREA) IS SINGLE PASS AND WILL FLOW THROUGH THE SAME ACTIVATED CARBON FILTER TO REMOVE ANY ODORS PRIOR TO EXHAUSTING TO OUTSIDE.



1
A.5
PROPOSED FIRST FLOOR LAB CONCEPT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



EQUIPMENT SCHEDULE:

EQUIPMENT NUMBER	EQUIPMENT NAME
A01	EXTRACTOR CART
A02	CO2 RECYCLER
A03	CHILLER
A04	CENTRIFUGE
A05	NOT USED
A06	FLAMMABLE STORAGE CABINET
A07	COMPUTER WITH MONITOR
A08	DISTILLATION HEATER
A09	DISTILLATION MOTOR
A10	VACUUM PUMP, HI-VAC
A11	DRY ICE STORAGE
A12	CO2 CYLINDER
A13	DRYING RACK
A14	ROTOVAP PUMP
A15	ROTOVAP WATER BATH
A16	NOT USED
A17	8'L FUME HOOD
A18	LOCKED LAB REFRIGERATOR

EQUIPMENT SCHEDULE CONT'D:

EQUIPMENT NUMBER	EQUIPMENT NAME
A19	4'L BIOSAFETY CABINET
A20	6'L BIOSAFETY CABINET
A21	LOCKED -20°C FREEZER
A22	BALANCE
A23	NOT USED
A24	BLENDER
A25	HOOD

FACILITY OPERATION NOTES:

HOURS OF OPERATION ARE: 7 AM TO 9 PM, MONDAY THRU FRIDAY AND ONCE A MONTH ON SATURDAY'S FROM 9AM-4PM.

THE MAXIMUM NUMBER OF EMPLOYEES ON-SITE AT ANY ONE TIME WILL BE BETWEEN 4-6 EMPLOYEES.

STAFF'S EXPECTED WORK SCHEDULES ARE AS FOLLOWS:
 7AM TO 4PM AND 1PM TO 9PM

DELIVERIES SHALL OCCUR ONCE EVERY 2 WEEKS, SHALL CONSIST OF: RAW MATERIALS AND MANUFACTURING SUPPLIES AND SHALL TAKE PLACE DURING HOURS OF OPERATION.

THE EXPECTED SIZE OF DELIVERY VEHICLES SHALL BE NO LARGER THAN A COMMERCIAL VAN.

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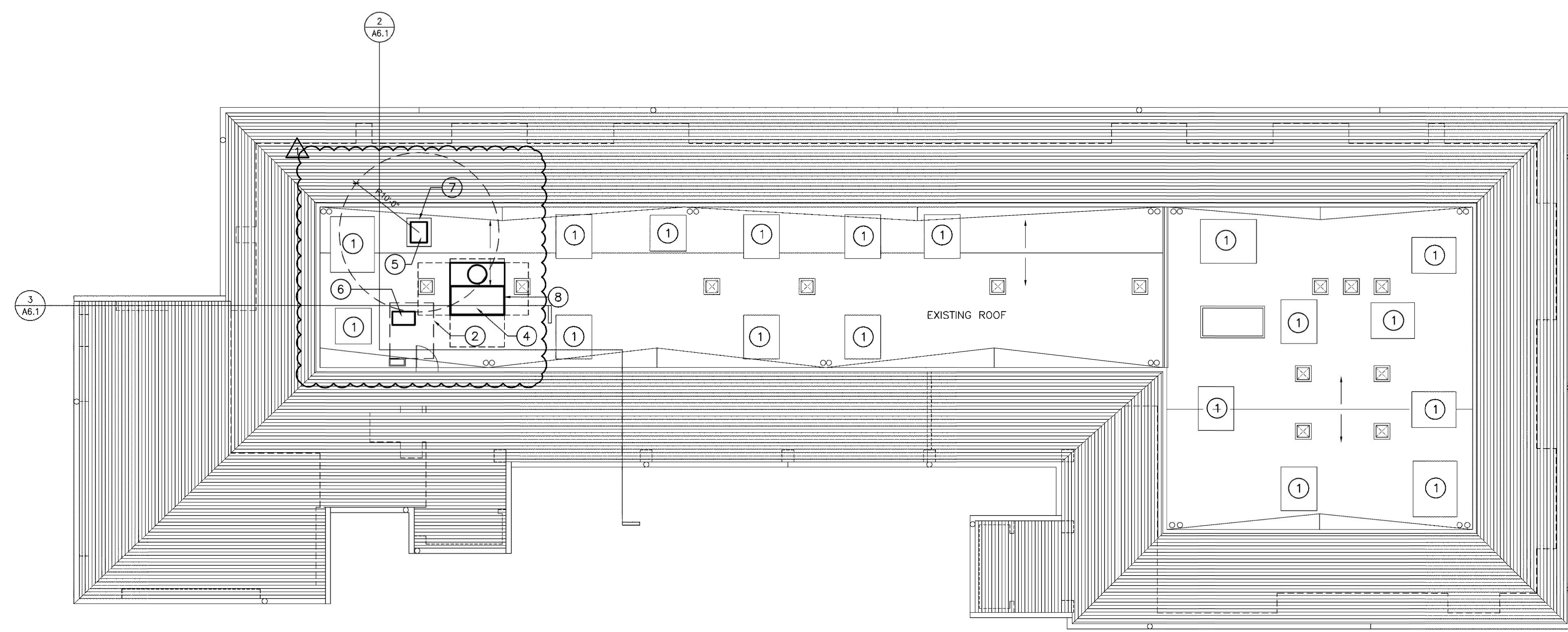
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KEYNOTES: ①

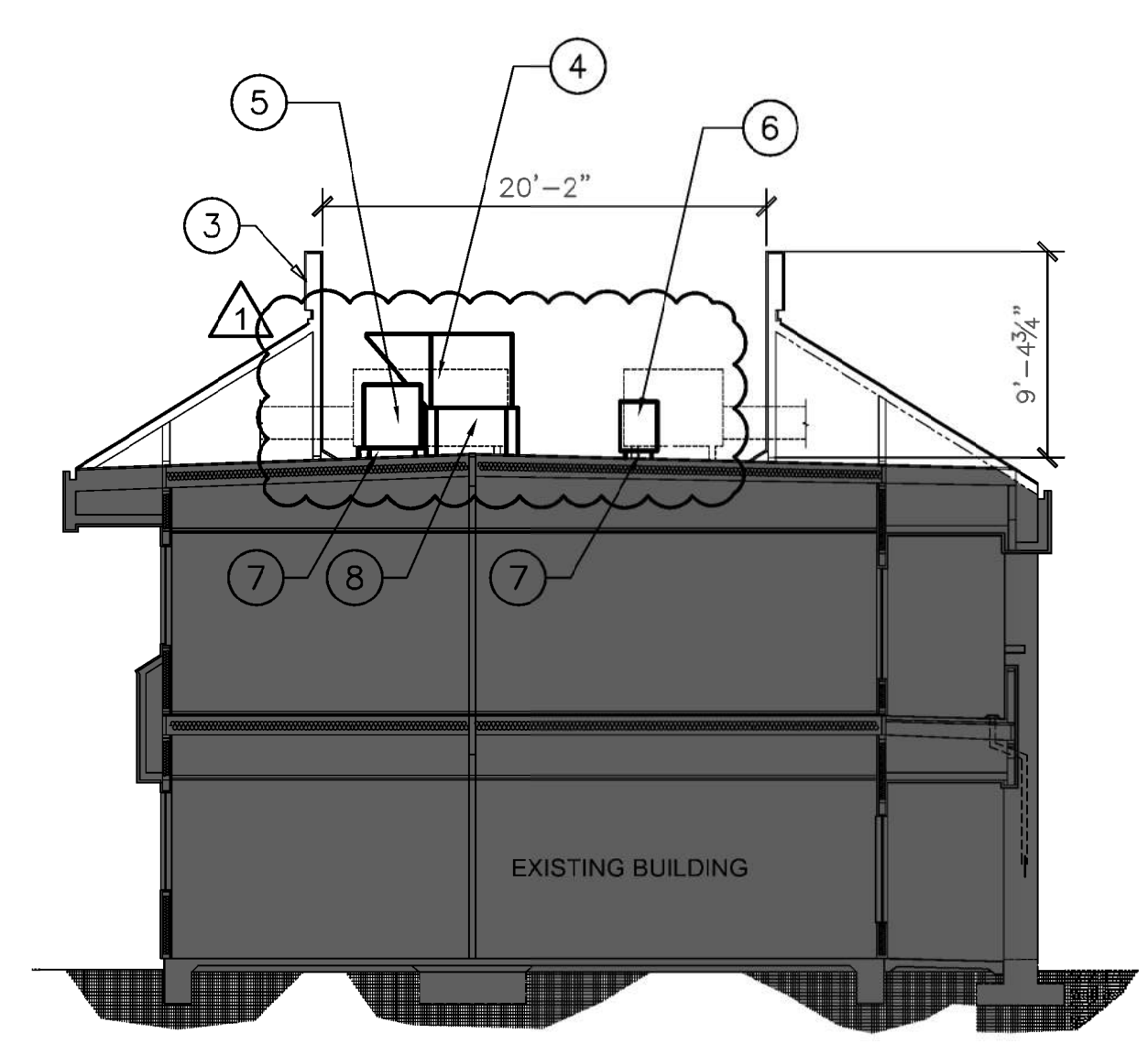
1. EXISTING EQUIPMENT TO REMAIN
2. DEMO EXISTING UNIT
3. EXISTING PARAPET WALL
4. NEW LAB AIR HANDLER UNIT
5. NEW EXHAUST FAN
6. NEW CARBON/ CHEMICAL FILTER
7. PROVIDE EQUIPMENT PAD
8. PROVIDE ROOF ADAPTER CURB FOR AIR HANDLER UNIT

ROOF PLAN LEGEND

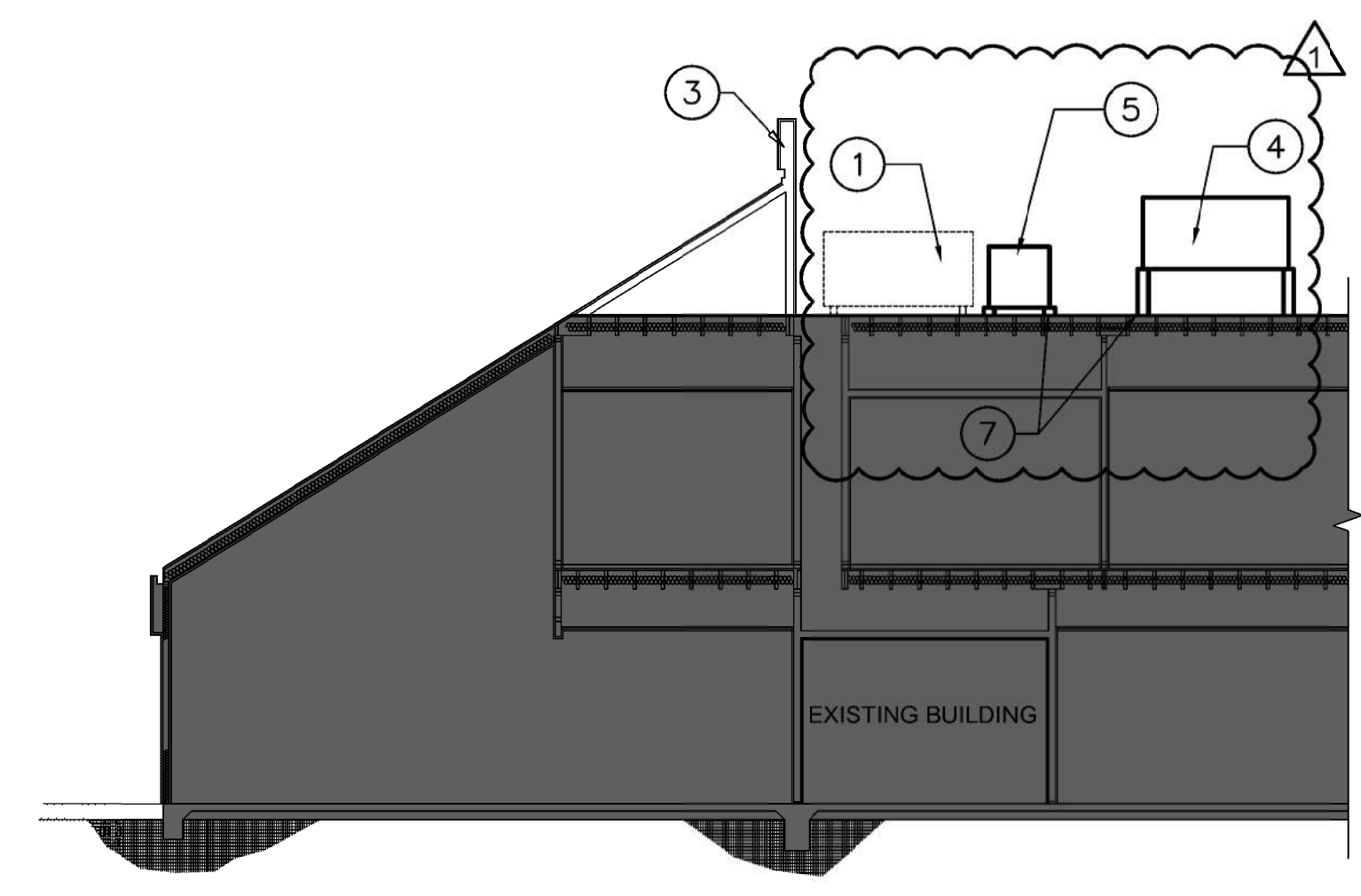
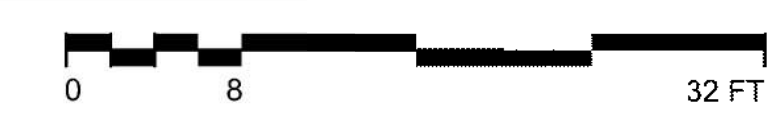
- EXISTING SKYLIGHT TO REMAIN
- NEW EQUIPMENT



① **PROPOSED ROOF PLAN**
 SCALE: 1/8" = 1'-0"



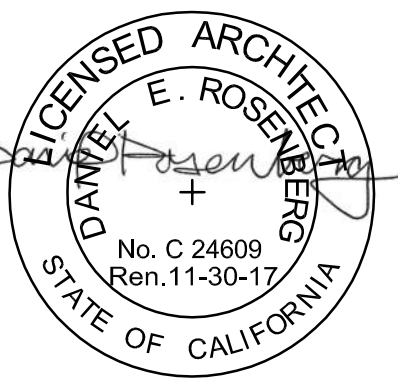
② **BUILDING SECTION**
 SCALE: 1/8" = 1'-0"



③ **BUILDING SECTION**
 SCALE: 1/8" = 1'-0"



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1 NEIGHBOR PROPERTY TO THE WEST
 A.7



2 OBERLIN DRIVE LOOKING NORTH
 A.7



3 OBERLIN DRIVE LOOKING NORTH EAST
 A.7



4 NEIGHBOR PROPERTIES ACROSS OBERLIN DRIVE LOOKING SOUTH EAST
 A.7



5 EAST PROPERTY LINE LOOKING NORTH WEST
 A.7



6 NEIGHBOR PROPERTY TO THE EAST
 A.7



7 BUILDING SOUTH END LOOKING WEST
 A.7



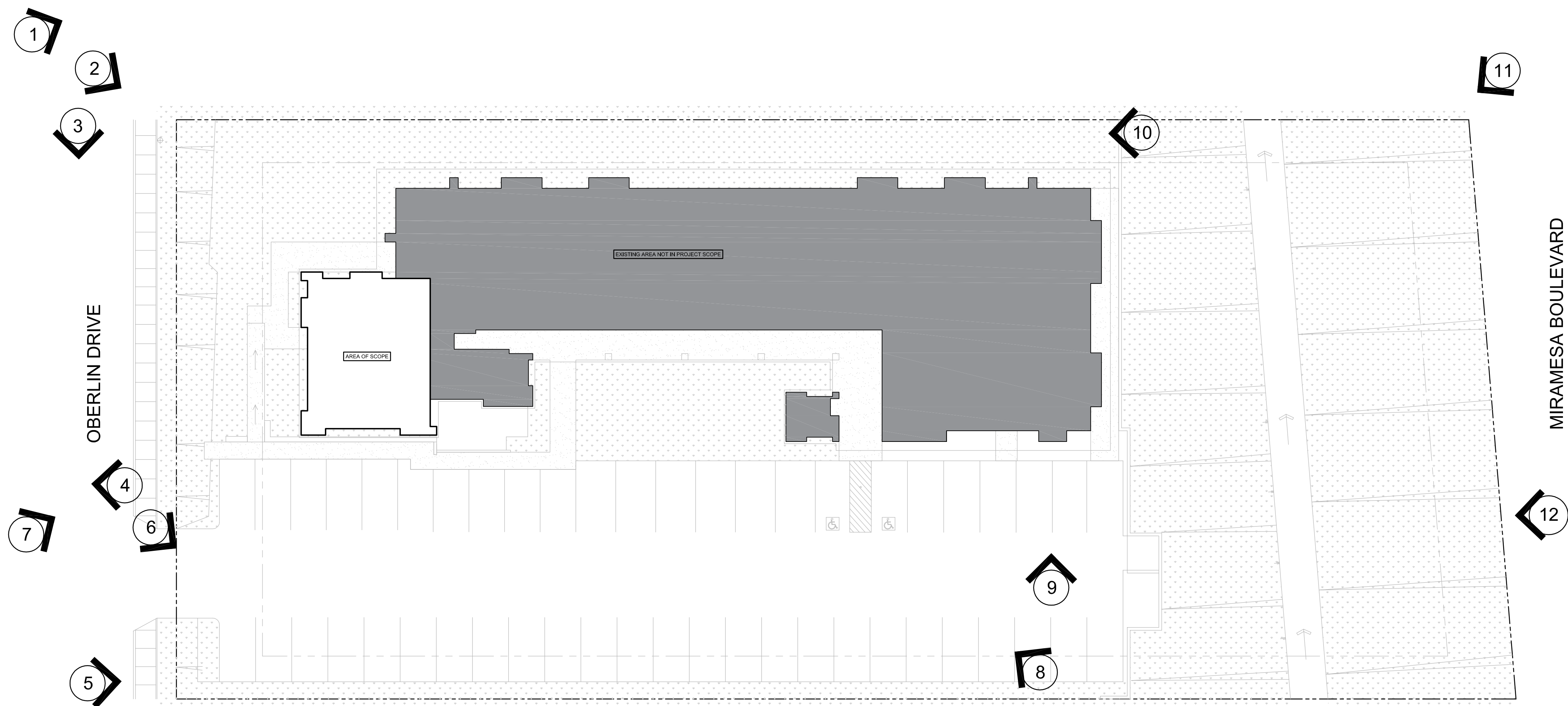
8 NORTH PARKING LOT LOOKING SOUTH
 A.7



9 BUILDING NORTH END LOOKING SOUTH WEST
 A.7



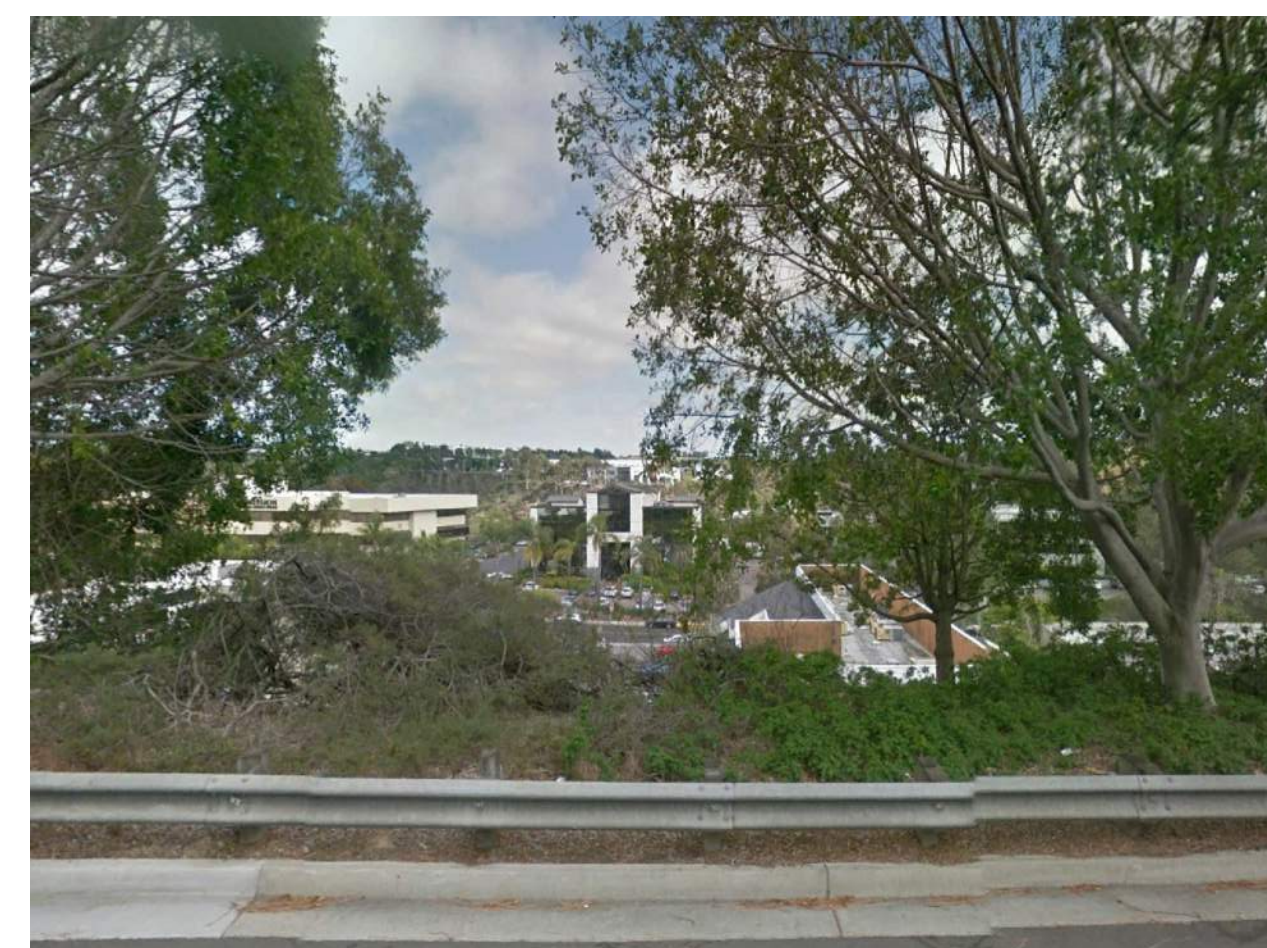
10 BUILDING WEST SIDE LOOKING SOUTH EAST
 A.7



A PHOTO KEY PLAN
 A.7 SCALE: NTS



11 MIRA MESA BOULEVARD LOOKING EAST
 A.7



12 MIRA MESA BOULEVARD LOOKING SOUTHEAST
 A.7

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