



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 28, 2021 REPORT NO. PC-21-050
HEARING DATE: November 4, 2021
SUBJECT: Gateway Cannabis Outlet CUP, Process Three Appeal Decision
PROJECT NUMBER: [660383](#)
REFERENCE: Report to the Hearing Officer HO-21-038
OWNER/APPLICANT: Gateway SMP LLC, Owner and Harvest of San Diego LLC, Applicant

SUMMARY

Issue: Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve a Cannabis Outlet located at 995 Gateway Center Way within the Southeastern San Diego Community Plan area?

Staff Recommendation: Deny the appeal and affirm the decision of the Hearing Officer to approve Conditional Use Permit (CUP) No. 2411994.

Environmental Review: Negative Declaration No. 660383 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines and was adopted by the Hearing Officer on August 18, 2021. Based on the Initial Study, no significant impacts were identified, and no mitigation was required.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are recovered from a deposit account funded by the project applicant.

Code Enforcement Impact: None associated with this application.

Housing Impact Statement: The project site is in the IL-3-1 (Industrial) Zone within the Industrial Employment land use category per the Land Use and Street System Map (Figure LU-2) of the General Plan. IL-3-1 zone allows a mix of light industrial, office, and commercial uses. Pursuant to SDMC section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zones. The Southeastern San Diego Community Plan designates the site as Business Park within the Commercial, Employment and Industrial land use classification. Per the Community Plan, the Business Park designation represents employment-generating uses that will both create jobs and a pleasant and safe streetscape environment. Therefore, the

project would not impact housing supply within the City of San Diego.

BACKGROUND

This item is an appeal of the Hearing Officer's August 18, 2021 decision to approve a CUP to allow operation of a new Cannabis Outlet. The Report to the Hearing Officer HO-21-038 (Attachment 1) contains the project background, analysis, and necessary draft findings with a staff recommendation of approval.

The project is a request for a CUP to allow the operation of a 2,995-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building located at 995 Gateway Center Way. The 4.10-acre site is in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field – Review Area 1), Airport Federal Aviation Authority Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area. The site is currently improved with a three-story commercial building constructed in 1989. The existing uses of the proposed tenant spaces are offices; other existing uses on site include medical, research, and professional offices; surrounding uses include a Costco Warehouse retail, medical clinics, and light industrial businesses.

Legal Standard for Appeal of Hearing Officer Decision

An appeal of a Hearing Officer decision may only be granted with evidence supporting one of the following findings:

- (1) Factual Error. The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate; or
- (2) New Information. New information is available to the applicant or the interested person that was not available through that person's reasonable efforts or due diligence at the time of the decision; or
- (3) Findings Not Supported. The decision maker's stated findings to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or
- (4) Conflicts. The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a land use plan, a City Council policy, or the Municipal Code.

Pursuant to SDMC [section 112.0506\(c\)](#), the Planning Commission can only deny the appeal and affirm approval of the project if none of the above findings are supported by sufficient evidence or grant the appeal and reverse approval of the project if it finds one of the above findings is supported by sufficient evidence. The below analysis demonstrates how the appellants do not

provide facts to support one of the above findings.

PROJECT APPEAL DISCUSSION

On September 1, 2021, three Appeal Applications of the Hearing Officer's August 18, 2021 decision to approve the project were filed by Francine Maxwell (Attachment 2), Shaun Chamberlin (Attachment 3), and Charles Alexander (Attachment 4). The grounds for appeal are identified as "Factual Error", "Conflict with Other Matters", "Findings Not Supported", and "New Information". Appeal issues are summarized below, and staff responses follow.

Maxwell Appeal Issue No. 1: *"Project meets separation requirement from a public park by only 14 feet."*

Staff Response to Maxwell Appeal Issue No. 1: Cannabis outlets are required to be separated from parks by 1,000 feet per [SDMC 141.0504\(a\)\(1\)](#). Initial applicant measurements indicated the separation distance to be approximately 1,008 feet. Prior to the Hearing Officer hearing on this project, the applicant submitted a survey completed by a licensed land surveyor that demonstrates the measurement from the Dennis V. Allen Park to the proposed Cannabis Outlet to be precisely 1,014 feet. This map was presented at the hearing and is Attachment 7 to this Planning Commission Report. Therefore, the proposed Cannabis Outlet complies with the minimum 1,000-foot separation requirement.

Maxwell Appeal Issue No. 2: *"Project meets separation requirement from a church because the church is on a hillside."*

Staff Response to Maxwell Appeal Issue No. 2: Cannabis outlets are required to be separated from churches by 1,000 feet per [SDMC 141.0504\(a\)\(1\)](#). Iglesia Del Nazareno, a church as defined in [SDMC section 113.0103](#), is located at 3535 Market Street, which is within the 1,000-radius of the proposed Cannabis Outlet. This church is approximately 854 feet from the project site, measured property line to property line. The proposed Cannabis Outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered natural topographic barrier that impedes direct access to the proposed Cannabis Outlet. Pursuant to [SDMC section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the church from the proposed Cannabis Outlet would be approximately 2,478 feet, greater than 1,000 feet. Therefore, the proposed project complies with the minimum separation requirements.

Maxwell Appeal Issue No. 3: *"There is no evidence presented in the record, on either the minutes, maps or exhibits attached to the Draft CUP Findings, that substantiates "how" any of the 39 CUP conditions or security requirements overcome the property's proximity to both a public park and a church and thus ensure that the proposed CO at this location will not be detrimental to the public health, safety, and welfare. The mere presentation of facts, the inclusion of maps, and inclusion of the term "therefore" are not substantive evidence."*

Staff Response to Maxwell Appeal Issue No. 3: The appellant does not demonstrate why this is the case. Staff has provided draft findings in the affirmative (Attachment 5) that demonstrate that the project does not adversely affect the Southeastern San Diego Community Plan and the City of San Diego's General Plan, and will not adversely affect the public health, safety, and welfare. The project meets the 1,000-foot separation requirements for churches, parks, and minor-oriented uses per [SDMC 141.0504\(a\)\(1\)](#).

Chamberlin Appeal: The Chamberlin Appeal form checked the boxes for "Factual Error", "Conflict with Other Matters", "Findings Not Supported", and "New Information". However, the attached written document contains 139 pages, with several attachments that are not relevant to these claims, and it does not succinctly state how the appeal meets these criteria. The attachment contains background information regarding the Hearing Officer hearing on August 18, 2021. It describes community opposition to the project, contains the minutes of the October 12, 2020 Southeastern San Diego Community Planning group meeting, and further outlines claimed legal issues that are not relevant to the project and the appeal findings. There are, however, three statements in the Chamberlin appeal attachment that could potentially be considered responsive to the "Findings Not Supported" criterion.

Chamberlin Appeal Issue No. 1: *"Gateway Medical Center is a Professional Medical Building, they don't have Law Offices or Executive Suites, they don't have a Coffee Shop or Deli, and the property has been strictly a Professional Medical Building since it was built. Members of this community and the surrounding area come here for life saving dialysis. They come to seek counseling for their psychological and addiction issues. The homeless are served by some of the tenants in this building all to the benefit of the community."*

Staff Response to Chamberlin Appeal Issue No. 1: This statement appears to imply that these uses are required to be separated from Cannabis Outlets by 1,000 feet per [SDMC 141.0504\(a\)\(1\)](#). However, none of them are listed in that section, and such separation is not required. There are no other regulations that preclude Cannabis Outlets from operating in proximity to or the same building as these other uses.

Chamberlin Appeal Issue No. 2: *"The project is inside a building that includes pediatricians (Minor-Oriented) wherein they are not good. In fact the 4" wall between the Dispensary and Pediatricians office is not anywhere near the 1000 feet requirement."*

Staff Response to Chamberlin Appeal Issue No. 2: The Land Development Code ([SDMC 113.0103](#), "Definitions") defines a "minor-oriented facility" as "any after school program, teen center, club for boys and/or girls, children's theater, children's museum, or other establishment where the primary use is devoted to people under the age of 18". That section further defines "primary use" as "the allowed use on a premises that occupies a majority of the area of the premises". During project review, staff determined that there were no minor-oriented facilities within 1,000 feet based on this criterion because pediatric offices do not occupy enough floor space to be considered the primary use of any premises within 1,000 feet. The appellant has not demonstrated otherwise.

Chamberlin Appeal Issue No. 3: *"Dennis V. Allen Park is 984-1024 feet from the proposed dispensary*

location and is the only neighborhood outlet for the local neighborhood children to enjoy.”

Staff Response to Chamberlin Appeal Issue No. 3: As previously mentioned, the park is 1,014 feet from Dennis V. Allen Park.

Alexander Appeal: This appeal has attached several pages of signatures under the heading “We The Residents & Businesses of Mt. Hope Opposes Harvest Dispensary. Before our Children Have a Recreational Facility”. It also outlines three appeal issues.

Alexander Appeal Issue No. 1: *“The project is in conflict with the City of San Diego’s Master Plan and detrimental to the health and safety of the community.”*

Staff Response to Alexander Appeal Issue No. 1: The appellant does not demonstrate why this is the case. Staff has provided draft findings in the affirmative (Attachment 5) that demonstrate that the project does not adversely affect the Southeastern San Diego Community Plan and the City of San Diego’s General Plan, and will not adversely affect the public health, safety, and welfare.

Alexander Appeal Issue No. 2: *“The Park in question is either less than or right at the 1000 feet requirement and the children and the community at large have no other locations in which to be active.”*

Staff Response to Alexander Appeal Issue No. 2: As previously mentioned, the proposed project is 1,014 feet from the nearest park, meeting the 1,000-foot separation requirement.

Alexander Appeal Issue No. 3: *“The building itself treats children and should be considered minor oriented which would exclude it from allowing the dispensary.”*

Staff Response to Alexander Appeal Issue No. 3: As previously mentioned, there are no minor-oriented uses within 1,000 feet of the proposed project as defined by the Land Development Code.

Conclusion:

City staff has reviewed the proposed project, analyzed the appeal issues raised, and determined that the project is in conformance with adopted City Council polices, regulations of the Land Development Code, and the Southeastern San Diego Community Plan. There were no inaccurate statements and insufficient evidence presented by City staff upon the Hearing Officer approving the project. The appellants do not have sufficient evidence to support any of the four findings that are grounds for appeal. The proposed project is consistent with the recommended land use and development standards in effect for this site, and no deviations are required to approve the project. Therefore, City staff recommends the Planning Commission deny the appeal and uphold the Hearing Officer’s decision to approve CUP No. 2411994. Staff has prepared draft findings (Attachment 5) to support the proposed development and draft conditions of approval (Attachment 6).

ALTERNATIVES

1. Deny the appeal and affirm the Hearing Officer's decision to approve CUP No. 2411994, with modifications.
2. Approve the appeal, reverse the Hearing Officer's decision, and deny CUP No. 2411994, if the findings to approve the project cannot be affirmed.

Respectfully submitted,



PJ FitzGerald
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

Attachments:

1. Report to the Hearing Officer HO-21-038
2. Francine Maxwell Appeal Application
3. Shaun Chamberlin Appeal Application
4. Charles Alexander Appeal Application
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Survey



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 11, 2021 REPORT NO. HO-21-038

HEARING DATE: August 18, 2021

SUBJECT: Gateway Cannabis Outlet CUP, Process Three Decision

PROJECT NUMBER: [660383](#)

OWNER/APPLICANT: Gateway SMP LLC, Owner and Harvest of San Diego LLC, Applicant

SUMMARY

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

Staff Recommendations:

1. Adopt Negative Declaration No. 660383; and
2. Approve Conditional Use Permit No. 2411994

Community Planning Group Recommendation: On October 12, 2020, the Southeastern San Diego Community Planning Board voted 5-0-2 to recommend denial of the proposed project based on testimonies from community members and concerns with the location of the proposed Cannabis Outlet (Attachment 11).

Environmental Review: Negative Declaration No. 660383 (Attachment 6) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study, no significant impacts were identified and no mitigation is required.

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), which allowed the sale of medicinal marijuana with the approval of a Conditional Use Permit (CUP). On February 22, 2017, Ordinance No. O-20793 was approved, which included amendments to the Land Development Code and the Local

Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet. On January 8, 2020, the San Diego Municipal Code (SDMC) was amended by Council Ordinance [O-21163](#). The revision replaced the word “marijuana” with “cannabis”, to reflect consistency with the State of California cannabis regulations. Therefore, Marijuana Outlet was renamed to Cannabis Outlet.

A Cannabis Outlet may be allowed with the approval of a Process Three CUP, pursuant to [SDMC section 126.0303](#), in specific land use zones of the City. A Cannabis Outlet is allowed to sell both medicinal and retail cannabis/cannabis products and is subject to State licensing requirements as defined in California Business and Professions Code section 26001. Pursuant to [SDMC section 141.0504](#), Cannabis Outlets are limited to no more than four per Council District (CD), and 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9. If approved by the Hearing Officer, the proposed project would be the fourth Cannabis Outlet CUP approved within CD 9 and the 26th within the City and would bring forward another new business in San Diego’s emerging cannabis industry.

DISCUSSION

Project Description:

The project is a request for a CUP to allow the operation of 2,995-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building located at 995 Gateway Center Way (Attachment 1). The 4.10-acre site is in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field – Review Area 1), Airport Federal Aviation Authority Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area. The site is currently improved with a three-story commercial building constructed in 1989 (Attachment 3). The existing uses of the proposed tenant spaces are offices; other existing uses on site include medical, research, and professional offices; surrounding uses include a Costco Warehouse retail, medical clinics, and light industrial businesses.

The project is required to provide 15 parking spaces for the Cannabis Outlet use, and maintain a minimum of 154 off-street parking for all uses on the premises, totaling 169 parking spaces required at the site. The project proposes to reconfigure the existing parking to provide 170 parking spaces to satisfy the parking requirement. Public improvements include the removal of the two existing driveways and the installation of two 24-foot wide City standard driveways, located adjacent to the site on Gateway Center way, as well as the reconstruction of sidewalk with standard concrete sidewalk along the property frontage on Gateway Center Way, to the satisfaction of the City Engineer. Operation of the Cannabis Outlet will include the retail sale of cannabis/cannabis products. The proposed tenant improvements will comply with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards in effect at the time the building permit is issued, and will be reviewed for conformance during the construction permit application phase prior to issuance of a change of use/certificate of occupancy.

Required landscape improvements as shown on the proposed plans must also comply with landscape regulations and will be included in the building permit scope of work.

General Plan and Community Plan Consistency:

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

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

Separation Requirements:

The SDMC allows the operation of Cannabis Outlets in specific land use zones of the City and provides regulations for Cannabis Outlets. A Cannabis Outlet use is allowed in the IL-3-1 Zone with a CUP and is subject to minimum separation requirements between specified uses pursuant to SDMC Section 141.0504 (a), which requires a 1,000-foot separation from resource and population-based city parks, other Cannabis Outlets, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. City staff has reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet (Attachment 8) submitted by the applicant identifying all the existing surrounding uses, and determined that the proposed Cannabis Outlet complies with the minimum separation requirements between uses. See analysis below:

Iglesia Del Nazareno: a church as defined in [SDMC section 113.0103](#), located at 3535 Market Street, is within the 1,000-radius of the proposed Cannabis Outlet. This church is approximately 854 feet from the project site, measured property line to property line. The proposed Cannabis Outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered natural topographic barrier that impedes direct access to the proposed Cannabis Outlet (Attachment 9). Per [SDMC section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access

between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the church from the proposed Cannabis Outlet would be greater than 1,000 feet. Therefore, the proposed project is in compliance with the minimum separation requirements.

Dennis V. Allen Neighborhood Park: a population-based city park, defined in the [Recreation Element](#) of the City of San Diego General Plan, located at 800 Boundary Street is approximately 1,008 feet from the project site, measured horizontally in a straight line between the two closest points of property line to property line pursuant to [SDMC section 113.0225](#) (Attachment 10). Therefore, the proposed Cannabis Outlet is in compliance with the minimum separation requirements.

Operational and Security Requirements:

The proposed Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC Section 141.0504(b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by [SDMC section 42.1502](#) and [section 11.0210](#)); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the IL-3-1 Zone and no deviations are required to approve the project. The project meets all separation requirements and the permit has been conditioned to ensure the proposed Cannabis outlet would not be detrimental to the public health, safety, and welfare. Staff has provided draft findings (Attachment 4) to support the proposed development, draft conditions of approval (Attachment 5), and draft resolution for the environmental determination (Attachment 7). Staff is recommending the Hearing Officer adopt Negative Declaration No. 660383 and approve the project as proposed.

ALTERNATIVES

1. Approve CUP No. 2411994, with modifications.
2. Deny CUP No. 2411994, if the findings required to approve the project cannot be affirmed.

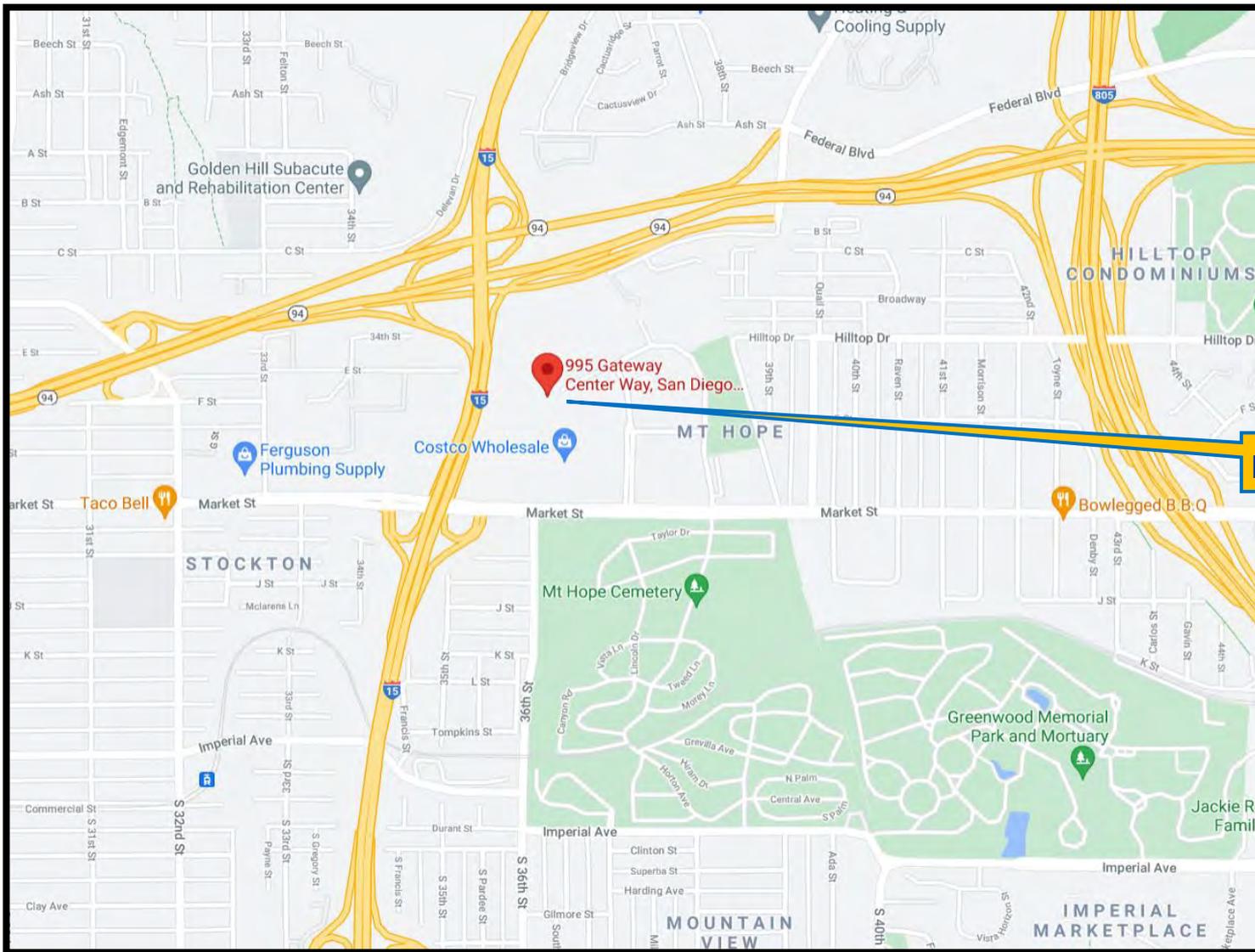
Respectfully submitted,



Sammi Ma, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Negative Declaration No. 660383
7. Environmental Resolution
8. 100/1,000-foot Radius Map and Spreadsheet
9. Iglesia Del Nazareno Church Separation Exhibit
10. Dennis V. Allen Park Separation Exhibit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



Project Site



Project Location Map

Gateway Cannabis Outlet CUP / 995 Gateway Center Way
PROJECT NO. 660383

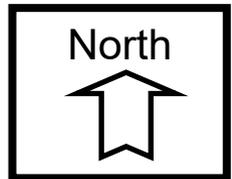
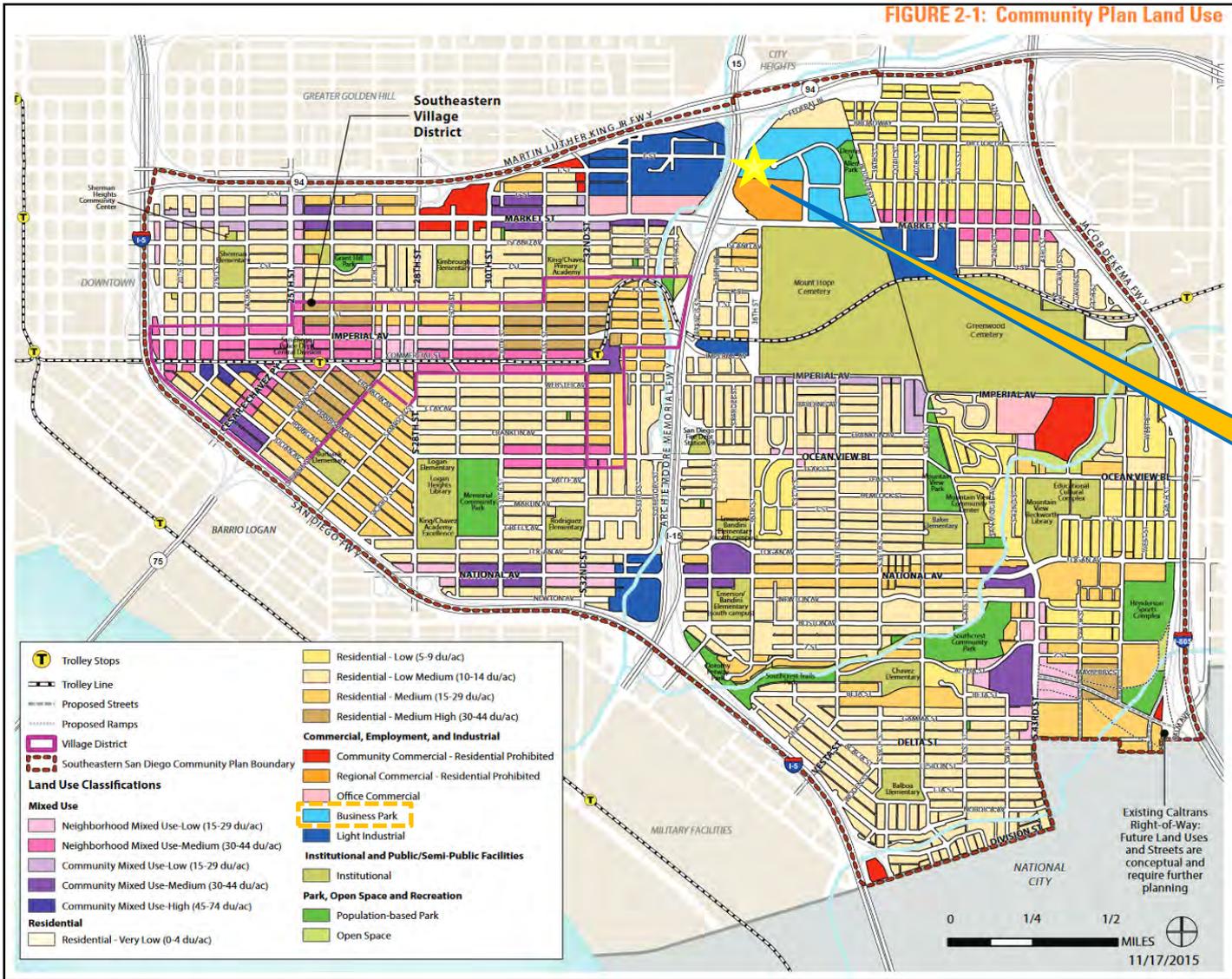
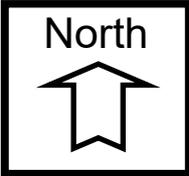
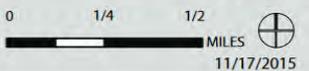


FIGURE 2-1: Community Plan Land Use



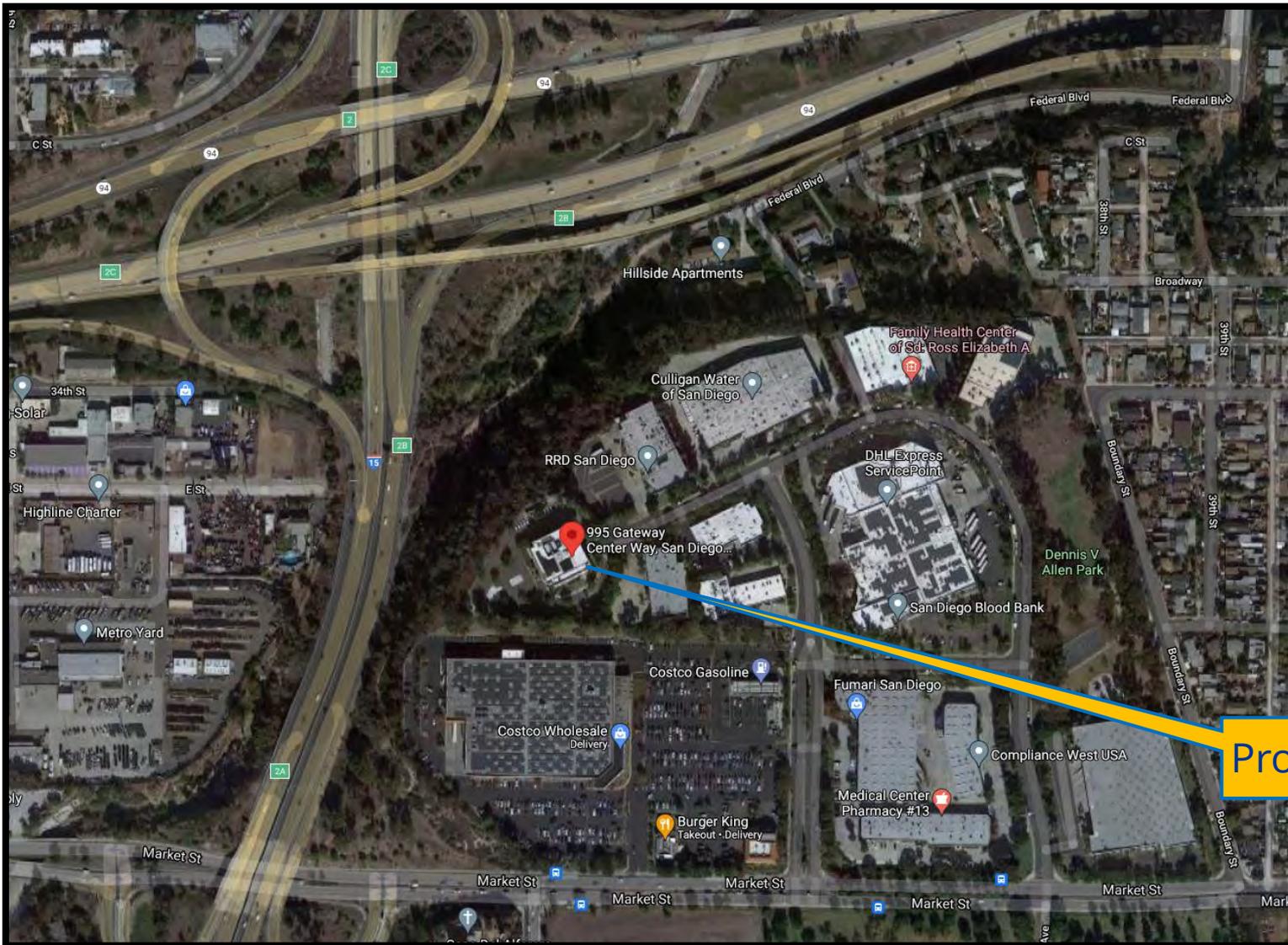
Project Site

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



Community Plan Land Use Map

Gateway Cannabis Outlet CUP / 995 Gateway Center Way
PROJECT NO. 660383



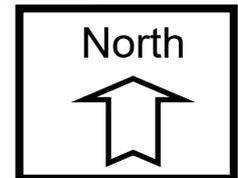
Project Site



Aerial Photo

Gateway Cannabis Outlet CUP / 995 Gateway Center Way

PROJECT NO. 660383



HEARING OFFICER
RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 2411994
GATEWAY CANNABIS OUTLET CUP - PROJECT NO. 660383

WHEREAS, GATEWAY SMP LLC, a California Limited Liability Company, Owner and HARVEST OF SAN DIEGO LLC, a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to allow the operation of a 2,995-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2411994), on portions of a 4.10-acre site; and

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

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

WHEREAS, on August 18, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2411994 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2411994:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]**1. The proposed development will not adversely affect the applicable land use plan.**

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

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

The proposed Cannabis Outlet is allowed in the IL-3-1 zone with a CUP pursuant to SDMC sections 131.0622 and 141.0504. The proposed project will promote the policies of the General Plan and the Community Plan because the Cannabis Outlet will supply jobs and encourage/facilitate commerce within the San Diego region. Therefore, the proposed Cannabis Outlet is a compatible use at this location with a CUP, it is consistent with the Community Plan land use policies and will not adversely affect the applicable land use plan.

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

The project proposes to operate a 2,995-square-foot Cannabis Outlet within an existing 42,530-square-foot commercial building, located at 995 Gateway Center Way. The project proposes interior improvements to an existing tenant space, including entry/exit areas, waiting areas, lobby, cannabis retail sales floor, employee break room, manager's office, janitor's closet, restrooms, storage room, express room, vault/fulfillment room, product transfer corridor, vendor receiving area. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes,

which will be enforced through plan review and building inspections completed by the City's building inspectors.

The proposed development will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. The operation of the Cannabis Outlet in the IL-3-1 Zone is allowed with a CUP at this location and consistent with the goals and policies of the Southeastern San Diego Community Plan.

Pursuant to SDMC section 141.0504, Cannabis Outlets are limited to no more than four per Council District (CD), and 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9. Cannabis Outlets require compliance with SDMC section 141.0504, which requires a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from resource and population-based city parks, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residentially zoned property or lot. City staff has reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet submitted by the applicant identifying all the existing surrounding uses, measured uses in accordance with SDMC section 113.0225, and determined that the proposed Cannabis Outlet complies with the minimum separation requirements between uses and residentially zoned lot or premises.

The project is required to provide 15 parking spaces for the Cannabis Outlet use, and maintain a minimum of 154 off-street parking for all uses on the premises, totaling 169 parking spaces required at the site. The project proposes to reconfigure the existing parking to provide 170 parking spaces to satisfy the parking requirement. Public improvements include the removal of the two existing driveways and the installation of two 24-foot wide City standard driveways, located adjacent to the site on Gateway Center way, as well as the reconstruction of sidewalk with standard concrete sidewalk along the property frontage on Gateway Center Way, to the satisfaction of the City Engineer. The discretionary permit controlling the development of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

The proposed Cannabis Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC section 141.0504(b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a

responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 a.m. and 9:00 p.m. daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Based on the above analysis, the proposed development would not be detrimental to the public health, safety, and welfare.

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

The project proposes to operate a 2,995-square-foot Cannabis Outlet within an existing 42,530-square-foot commercial building, located at 995 Gateway Center Way. The project proposes interior improvements to an existing tenant space, including entry/exit areas, waiting areas, lobby, cannabis retail sales floor, employee break room, manager's office, janitor's closet, restrooms, storage room, express room, vault/fulfillment room, product transfer corridor, vendor receiving area. Building improvements of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

Pursuant to SDMC section 141.0504, Cannabis Outlets are limited to no more than four per Council District (CD), and 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9. Cannabis Outlets require compliance with SDMC section 141.0504, which requires a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from resource and population-based city parks, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residentially zoned property or lot. City staff has reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet submitted by the applicant identifying all the existing surrounding uses, measured uses in accordance with SDMC section 113.0225, and determined that the proposed Cannabis

Outlet complies with the minimum separation requirements between uses and residentially zoned lot or premises.

Iglesia Del Nazareno is a church as defined in SDMC section 113.0103, located at 3535 Market Street and within the 1,000-radius of the proposed Cannabis Outlet. This church is approximately 854 feet from the project site, measured property line to property line. The proposed Cannabis Outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered natural topographic barrier that impedes direct access to the proposed Cannabis Outlet. Per SDMC section 113.0225(c), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the church from the proposed Cannabis Outlet would be greater than 1,000 feet. Therefore, the proposed project is in compliance with the minimum separation requirements.

Dennis V. Allen Neighborhood Park is a population-based city park defined in the Recreation Element of the City of San Diego General Plan. It is located at 800 Boundary Street and approximately 1,008 feet from the project site, measured horizontally in a straight line between the two closest points of property line to property line pursuant to SDMC section 113.0225. The distance measurement is over the required 1,000-foot buffer, therefore, the proposed Cannabis Outlet is in compliance with the minimum separation requirements.

The permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project is a request for a CUP to allow the operation of a Cannabis Outlet within an existing commercial building located at 995 Gateway Center Way. The 4.10-acre site is in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field - Review Area 1), Airport Federal Aviation Authority Part 77 Noticing Area (SDIA - Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA - 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire - Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire - Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area.

The site is currently improved with a three-story commercial building constructed in 1989. The existing uses of the proposed tenant spaces are offices; other existing uses on site include medical, research, and professional offices; surrounding uses include retail, medical clinics, and light industrial businesses. Pursuant to SDMC section 141.0504, Cannabis Outlets are limited to no more than four per Council District (CD), and 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. A total of three CUPs for Cannabis Outlets have been approved in Council

District 9; hence, there remains capacity for one additional Cannabis Outlet to be approved in Council District 9.

Cannabis Outlets require compliance with SDMC section 141.0504, which requires a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from resource and population-based city parks, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residentially zoned property or lot. City staff has reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet submitted by the applicant identifying all the existing surrounding uses, measured uses in accordance with SDMC section 113.0225, and determined that the proposed Cannabis Outlet complies with the minimum separation requirements between uses and residentially zoned lot or premises.

Iglesia Del Nazareno is a church as defined in SDMC section 113.0103, located at 3535 Market Street and within the 1,000-radius of the proposed Cannabis Outlet. This church is approximately 854 feet from the project site, measured property line to property line. The proposed Cannabis Outlet is located on top of a hillside with a slope gradient between 142 to 165 feet high, which is considered natural topographic barrier that impedes direct access to the proposed Cannabis Outlet. Per SDMC section 113.0225(c), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the church from the proposed Cannabis Outlet would be greater than 1,000 feet. Therefore, the proposed project is in compliance with the minimum separation requirements.

Dennis V. Allen Neighborhood Park is a population-based city park defined in the Recreation Element of the City of San Diego General Plan. It is located at 800 Boundary Street and approximately 1,008 feet from the project site, measured horizontally in a straight line between the two closest points of property line to property line pursuant to SDMC section 113.0225. The distance measurement is over the required 1,000-foot buffer, therefore, the proposed Cannabis Outlet is in compliance with the minimum separation requirements.

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

is classified as retail sales use category, and will be one of the 12 tenants in the commercial building, occupying 7% of the entire premises; therefore, it will not be the primary use of the premises.

The proposed Cannabis Outlet is consistent with the underlying IL-3-1 Zone and Community Plan land use designation and objectives of encouraging a range of commercial goods and services, and with a CUP, is a compatible use with the surrounding development. Therefore, based on the above analysis, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2411994 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. 2411994, a copy of which is attached hereto and made a part hereof.

Sammi Ma
Development Project Manager
Development Services

Adopted on: August 18, 2021

IO No.: 24008573

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: 24008573

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2411994
GATEWAY CANNABIS OUTLET CUP - PROJECT NO. 660383
HEARING OFFICER

This Conditional Use Permit No. 2411994 ("Permit") is granted by the Hearing Officer of the City of San Diego to Gateway SMP LLC, a California Limited Liability Company, Owner and Harvest of San Diego, LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 4.10-acre site is located at 995 Gateway Center Way in the IL-3-1 Zone, Airport Influence Area (SDIA Lindbergh Field – Review Area 1), Airport Federal Aviation Authority Part 77 Noticing Area (SDIA – Lindbergh Field 200 feet), Airport Land Use Compatibility Plan Noise Contours (SDIA – 65-70 CNEL), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Fire – Brush Management (100-Foot Setback and 300-Foot Buffer), and Fire – Very High Fire Hazard Severity Zone within the Southeastern San Diego Community Plan area. The project site is legally described as: Lots 19 and 20 of Gateway Center East Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11512, filed in the Office of the County Recorder of San Diego County, May 14, 1986.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 18, 2021, on file in the Development Services Department.

The project shall include:

- a. Operation of a 2,995-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- 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 September 1, 2024.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on September 1, 2026.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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 REQUIREMENT:

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

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted

within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the landscape and irrigation located within the City's Right-Of-Way, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the removal of the two existing driveways and the installation of two 24-foot wide City standard driveways, adjacent to the site on Gateway Center way, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete construction documents for the revegetation & hydro-seeding of all disturbed land in accordance with the City's Landscape Standards & Storm Water Design Manual to the Development Services Department for approval. All plans shall be in substantial conformance to this permit (including Environmental Conditions) & Exhibit "A", filed in the Development Services Department.
19. Prior to issuance of any public improvement 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 be designed where all hardscape, driveways, utilities, drains, water, & sewer laterals shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree, unless otherwise approved per SDMC 142.0403(b)(5).
20. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A', filed in the DSD. Construction plans shall be designed where all hardscapes & utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree.
21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right-of-way, unless long-term maintenance of said

landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

23. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.

24. Security shall be provided at the cannabis outlet which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.

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

26. Signage: Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted. No marketing or advertising for cannabis or cannabis products shall be displayed visible from the public right-of-way. All cannabis licensees, and any person acting on behalf of a licensee, must comply with the State of California statutes and regulations governing commercial cannabis advertising and/or promoting.

27. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

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

29. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.

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

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

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

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

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

TRANSPORTATION REQUIREMENTS:

35. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code and shall not be converted an/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the issuance of any construction permit, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

37. Prior to the issuance of any construction permit, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify and attest to (via a signed statement on company letterhead) that: all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.

38. Prior to the issuance of the Certificate of Occupancy, any private improvements within the public ROW (including but not limited to: landscaping, enhanced paving, private non-irrigation utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has a City approved County recorded EMRA which authorizes that specific private improvement to be placed in that specific location.

39. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed or remain within ten (10) feet of any public sewer facilities or within five (5) feet of any public water facilities.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 18, 2021 and Resolution Number XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2411994
Date of Approval: August 18, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sammi Ma
Development Project Manager

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

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

Gateway SMP LLC
A California Limited Liability Company
Owner

By _____
NAME
TITLE

Harvest of San Diego, LLC
A California Limited Liability Company
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

NEGATIVE DECLARATION

Project No. 660383
SCH No. N/A

SUBJECT: **Gateway Cannabis Outlet CUP:** A request for a CONDITIONAL USE PERMIT for operation and tenant improvements for a Cannabis Outlet. The cannabis outlet would be within two suits (Suites 107 and 108) totaling 2,995-square feet in an existing three-story, 42,530-square-foot commercial building. Additionally, the project includes various site improvements including reconstruction of two driveways to current City standards, landscaping, and parking lot restriping. The 4.10-acre project site is located at 995 Gateway Center Way. The project site is designated Industrial and zoned IL-3-1 per the Southeastern San Diego Community Plan area. The project site is also within the Airport Land Use Compatibility Plan Noise Contours (San Diego International Airport- 65-70 CNEL), the Airport Influence Area (San Diego International Airport – Review Area 1), the Airport FAA Part 77 Noticing Area (San Diego International Airport), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lot 19, 20 Tract No: 11512 Map Reference: 011512 Abbreviated Description: Lot :19,20 City: San Diego Subdivision: Gateway Center East Unit No.1 Tract No. 11512, Tract No. 11552 Lot 20*Lot 19 MAP REF:011512 City/Municipality/Township: San Diego.) APPLICANT: Abhay Schweitzer.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego (City) has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego
Mayor's Office (91)
Councilmember Elo-Rivera, District 9
Development Services Department
Development Project Manager
EAS
Engineering
Planning Review
Transportation
City Attorney's Office (93C)

Other Organizations, Groups and Interested Individuals
Civic San Diego (448)
Southeastern San Diego Planning Group (449)
Encanto Neighborhoods/Chollas Valley (449A)
Educational/Cultural Complex (450)
Chollas Restoration Enhancement and Conservancy (451)
Kathleen Harmon (452)
Voice News and Viewpoint (453)
Richard Drury, Lozeau Drury LLP
Komalpreet Toor, Lozeau Drury LLP
Stacey Osborne, Lozeau Drury LLP
John Stump
Charles Alexander
Marsha Lyon
Applicant: Abhay Schweitzer

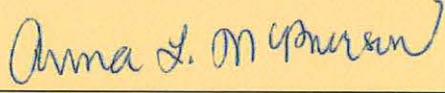
VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.

- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

- () Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the Negative Declaration and any Initial Study material are available on the City's California Environmental Quality Act (CEQA) webpage at <https://www.sandiego.gov/ceqa>.



Anna McPherson, Program Manager, AICP
Development Services Department

June 22, 2021

Date of Draft Report

July 20, 2021

Date of Final Report

Analyst: M Dresser

Attachments: Initial Study Checklist
Figure 1 - Location Map
Figure 2 - Site Plan

INITIAL STUDY CHECKLIST

1. Project title/Project number: Gateway Cannabis Outlet CUP / 660383
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Morgan Dresser / (619) 446-5404
4. Project location: 995 Gateway Center Way, San Diego, California, 92102
5. Project Applicant/Sponsor's name and address: Abhay Schweitzer, Techne, 2934 Lincoln Avenue, San Diego, California 92104
6. General/Community Plan designation: Industrial / Business Park
7. Zoning: IL-3-1

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A request for a CONDITIONAL USE PERMIT for operation and tenant improvements for a Cannabis Outlet. The cannabis outlet would be within two suits (Suites 107 and 108) totaling 2,995-square feet in an existing three-story, 42,530-square-foot commercial building. Additionally, the project includes various site improvements including reconstruction of two driveways to current City standards, landscaping, and parking lot restriping.

The project landscaping has been reviewed by City Landscape staff and would comply with all applicable City Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress and egress would be via two private driveways with access from Gateway Center Drive. All parking would be provided on-site. There is no grading proposed for the project.

9. Surrounding land uses and setting:

The developed 4.10-acre project site is located at 995 Gateway Center Way. The site contains a three-story 42,530-square foot commercial building, and associated landscaping, hardscape and surface parking lot. Interstate 15 is located to the west, Industrial development to the south and east, and a finger canyon to the north. The primary access to the property is from Gateway Center Way.

The project site is designated Industrial and zoned IL-3-1 per the Southeastern San Diego Community Plan area. The project site is also within the Airport Land Use Compatibility Plan Noise Contours (San Diego International Airport- 65-70 CNEL), the Airport Influence Area (San Diego International Airport – Review Area 1), the Airport FAA Part 77 Noticing Area (San Diego International Airport), Special Flood Hazard Area (100 Year Floodway and 100 Year

Floodplain), Very High Fire Hazard Severity Zone. Furthermore, the project is located in a developed area currently served by existing services and utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Consultation in accordance with the requirements of Public Resources Code 21080.3.1 was determined not to be necessary as the project would occur within a tenant space and landscaping would occur within previously disturbed areas.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

"Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Mandatory Findings Significance | <input type="checkbox"/> Wildfire |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The project site is developed with existing structures. The project proposes interior renovations with minor site improvements and would therefore, not have an adverse effect on a scenic vista. No impacts would result.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project is situated within a developed neighborhood comprised of residential uses. There are no scenic resources (trees, rock outcroppings, or historic buildings) located on the project site. The project would not result in the physical loss, isolation, or degradation of a community identification symbol or landmark, as none are identified by the General Plan or community plan as occurring in the project vicinity. Therefore, no impact would result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The project is compatible with the surrounding development and permitted by the General Plan, community plan land use and zoning designations. The project would not substantially degrade the existing visual character or quality of the site or surrounding area as the project proposes interior renovations with minor site improvements. No impact would result.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The project would comply with the outdoor lighting standards in Municipal Code Section 142.0740 (Outdoor Lighting Regulations) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact. The project would implement interior renovations with minor site improvements therefore there would be no new source of glare that would adversely affect views in the area. Overall, impacts would be less than significant.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is developed and surrounded by existing development. As such, the project site does not contain nor is it adjacent to any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as show on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No impact would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to response II (a), above. There are no Williamson Act Contract Lands on or within the vicinity of the site. Furthermore, the project would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract, as there are none within the project vicinity. Agricultural land is not present on the site or in the general vicinity of the site; therefore, no conflict with the Williamson Act Contract would result. No impact would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur onsite. No impacts would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to response II (c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impacts would result.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to response II (a) and II (c), above. The project and surrounding areas do not contain any farmland or forest land. No changes to any such lands would result from project implementation. Therefore, no impact would result.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

The project site is located in the San Diego Air Basin (SDAB) and is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). O₃ (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, impacts from O₃ are assessed by evaluating impacts from NO_x and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

The SDAPCD and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's plans, and control measures designed to attain the state air quality standards for ozone (O₃). The RAQS relies on information from the CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would be consistent with the General Plan, community plan, and the underlying zone designation. Therefore, the project would be consistent with forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction

Short-term emissions associated with the project could temporarily increase the emissions of dust and other pollutants. However, this increase would be minimal and short-term in duration. Therefore, impacts would be less than significant.

Operation

Long-term emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project is consistent with the General Plan, community plan and the zoning designation. Project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Overall, impacts would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be consistent with the General Plan, community plan and the zoning designation. The project is not anticipated to result in the emissions of dust and other pollutants. However, emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) which are enforceable under San Diego Municipal Code (SDMC) Section 142.0710 would reduce potential impacts to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not anticipated to result in the creation of objectionable odors. Therefore, impacts associated would be less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Fish and Game or U.S. Fish and Wildlife Service?

The project site is developed and surrounded by existing development. Onsite vegetation is non-native. The project would occur within a tenant space that would require interior renovations and minor site improvements. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is developed within an urban area. No such habitat exists on or near the project site. Refer to Response IV (a), above. The project site does not contain any riparian habitat or other identified community, as the site currently supports non-native vegetation. No impacts would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no wetlands or water of the United States on or near the site. No impacts would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not interfere with the movement of any native resident or migratory fish or wildlife species as the project would occur within previously developed areas. No impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with any local policies and/or ordinances protecting biological resources, as the project would occur within previously developed areas. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located in a developed urban area and is not adjacent to the City’s Multi-Habitat Planning Area (MHPA). The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Therefore, no impacts would occur.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

The project site is located on the City of San Diego's Historical Resources Sensitivity Map. Therefore, a records search of the California Historical Resources Information System (CHRIS) digital database was conducted to determine the presence or absence of potential resources within the project site. Based upon the project site’s location and the previously developed nature. There is no potential impact to any unique or non-unique historical resources. No impacts would result.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. The building was constructed in 1989 making it 31 years in age. Therefore, no impact would occur.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The project site is located on the City of San Diego's Historical Resources Sensitivity Map. Therefore, a records search of the California Historical Resources Information System (CHRIS) digital database was conducted to determine the presence or absence of potential resources within the project site. Based upon the project site’s location and the previously developed nature, there is no potential impact to any unique or non-unique historical resources. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site is underlain by San Diego and Otay Formation, which both have a high sensitivity rating for paleontological resources.

The project site is currently developed. Furthermore, the project proposes interior renovations with minor site improvements. Additionally, this project does not propose any grading. Therefore, no impact would occur.

d) Disturb and human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is currently developed. Furthermore, the project proposes interior renovations with minor site improvements. No impact would occur.

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be required to meet mandatory energy standards of the current California energy code. Long-term energy usage from the building would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would remain less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IV. a. above. The project is consistent with the General Plan and the community plan's land use designation. The project is also required in comply with the City's Climate Action Plan (CAP) therefore the project would not obstruct a state or local plan for renewable energy or energy efficiency. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is not traversed by an active, potentially active, or inactive fault and is not within an Alquist-Priolo Fault Zone. The project would utilize the existing building and require interior renovations and minor site improvements. No additional habitable space is proposed. Any potential impacts from regional geologic hazards would remain less than significant.

- ii) Strong seismic ground shaking?

The project site is located within a seismically active southern California region, and is potentially subject to moderate to strong seismic ground shaking along major earthquake faults. Seismic shaking at the site could be generated by any number of known active and potentially active faults in the region. No additional habitable space is proposed. Any potential impacts from regional geologic hazards would remain less than significant.

- iii) Seismic-related ground failure, including liquefaction?

Refer to response VI (a) (ii), above. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Implementation of the project would not result in an increase in the potential for seismic-related ground failure, including liquefaction. Any potential impacts from regional geologic hazards would remain less than significant.

- iv) Landslides?

According to the City of San Diego Seismic Safety Study Maps, the project site is located in Geologic Hazard Category 52. Hazard Category 52 is categorized as other level areas, gently sloping to steep terrain, favorable geologic structure. Any potential impacts from regional geologic hazards would remain less than significant.

- b) Result in substantial soil erosion or the loss of topsoil?

The project site is currently developed. The project would require interior renovations and minor site improvements. Grading is not required, therefore soil erosion or the loss of topsoil would not result. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response VI (a) (i), above. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No additional habitable space is proposed. Any potential impacts from regional geologic hazards would remain less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within an area developed with existing infrastructure (i.e., water and sewer lines) and does not propose any septic system. In addition, the project would not require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City's Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist (Checklist) is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved.

The project is consistent with the existing General Plan and community plan land use and zoning designations. The project proposes a use permit that would not result in the expansion or enlargement of a building; therefore, the project would only be subject to step one of the CAP Consistency Checklist. The project would not result in a significant cumulative impact to GHG emissions. Impact would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. The project is consistent with the existing General and community plan land use and zoning designations. No impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project proposes interior renovations with minor site improvements, the routine transport, use, or disposal of hazardous materials would not occur. The project would not generate hazardous emissions. No part of the project involves the handling of acutely hazardous materials, substances, or waste. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As noted above in response VIII (a), no health risks related to the storage, transport, use, or disposal of hazardous materials would not result from the implementation of the project. The project would not be associated with such impacts.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no existing or proposed schools within a quarter mile from the project site. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Based on the searches conducted, the project site is not identified on a list of hazardous materials sites. As such, no impact would occur that would create a significant hazard to the public or environment.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impact would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response VIII (e) above. The project site is not in proximity to any private airstrip. Therefore, no impacts will occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place on-site. No impacts would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would occur within a tenant space within an existing building requiring interior renovations and minor site improvements. No structures would be constructed. No impact would occur.

X. HYDROLOGY AND WATER QUALITY - Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not involve the development of new structures. Although minor site improvements would occur, the project would comply with the City's Storm Water Regulations and would therefore not result in a violation of any water quality standards or waste discharge requirements. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not require the construction of wells. No impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is currently developed, and the project proposes interior renovations with minor site improvements. The project would not alter the existing drainage pattern or alter the course of a stream or river in a manner that would result in erosion or siltation on- or off-site. No impact would occur.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is currently developed, and the project proposes interior renovations with minor site improvements. Additionally, there are no streams or rivers on or adjacent to the project site. The project would not alter the existing drainage pattern or alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. No impact would occur.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes interior renovations with minor site improvements, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff that would require new or expanded facilities. Impacts would be less than significant.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No structures would be constructed. The project would comply with all City storm water quality standards during construction of the site improvements. Appropriate BMP's would be implemented to ensure that water quality is not degraded. Impacts would be less than significant.

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| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not propose any housing. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 100-year flood hazard area is mapped north of the existing structures. No structures are located within the flood hazard area and no structures would be constructed. The project would require interior renovations and minor site improvements. No impacts would occur.

XI. LAND USE AND PLANNING – Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is located within an existing industrial development. The project would not physically divide an established community. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would be consistent with the land use designations of the General and community plan, and the underlying zone. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would require interior renovations and minor site improvements. The project would not conflict with any conservation plan for the site. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. MINERAL RESOURCES – Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not currently being used for mineral resource extraction and is zoned and developed for industrial use rather than mining uses. Further, the project site is within an urbanized area, surrounded by light industrial uses; therefore, the project site would not be suitable for mining if mineral deposits were located on site. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

See XI (a), above.

XIII. NOISE – Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project proposes a cannabis outlet with interior renovations within an existing tenant space with minor site improvements. The project would not result in excessive noise. Therefore, impacts would be less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not propose any major construction activities, such as erecting new structures. No ground borne vibrations would be generated. No impact would result.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would utilize a tenant space within an existing building and site improvements would be implemented. Ambient noise levels would remain similar to what exists currently. Impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Interior improvements and activities associated with driveway reconfiguration would result in a temporary increase in ambient noise levels but would be temporary and short-term in nature. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Compliance with the Municipal Code would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level. Therefore, impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within the San Diego International Airport Influence Area. The project is located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour and outside of the overflight areas. The project would utilize a tenant space within an existing building and site improvements would be implemented. The project is consistent with the General Plan land use and noise compatibility table. As such, the project site would not be exposed to excessive aircraft noise. No impact would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within the vicinity of a private airstrip. No impacts would occur.

XIV. POPULATION AND HOUSING – Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a developed area and is surrounded by similar development. The site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. No roadway improvements are proposed as part of the project. As such, the project would not substantially increase housing or population growth in the area. No impacts would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No such displacement would result as the project does not propose any housing. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XIII (b). No impact would occur.

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

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|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area where fire protection services are already provided. The project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur.

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|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Police protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area within the City of San Diego where police protection services are already provided. The project would not adversely affect existing levels of police protection services or create significant new significant demand and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur.

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|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not affect existing levels of public services and would not require the construction or expansion of a school facility. The project site is located in an urbanized and developed area where public school services are available. The project would not increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services. As such, no impacts related to school services occur.

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|-----------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists and is not anticipated to result in a significant increase in demand for parks or other offsite recreational facilities. As such, no impacts related to parks occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and not require the construction or expansion of an existing governmental facility. Therefore, no new public facilities beyond existing conditions would be required.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no significant impacts related to recreational facilities have been identified.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to XV (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities. No impact would occur.

XVII. TRANSPORTATION/TRAFFIC - Would the project?

a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, no impact would occur.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A site-specific Transportation Study Scoping Letter was prepared by Linscott Law and Greenspan (March 24, 2021). Based on the screening criteria, the project would be screened out as a “Locally Serving Retail” project. A “Locally Serving Retail” project is defined as a project having 100,000 square feet gross floor area or less and demonstrates through a market area study that the market capture area for the project is approximately three miles (or less) and serves a population of roughly 25,000 people or less. A Trade Area Analysis was prepared by London Moeder Advisors (March 5, 2021) which identified the project would be expected to primarily serve a market population within a three-mile radius and would not exceed the three-mile radius due to four additional Cannabis Outlets located within a three-mile radius. Additionally, it was determined the project would serve a population (over 21-years-old) of 23,220 persons. Therefore, the project is presumed to have a less than significant impact on Vehicle Miles Traveled (VMT). Impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project proposes a Cannabis Outlet with interior renovations within an existing tenant space with minor site improvements. Overall, the project complies with the community plan and is consistent with the land use and underlying zoning. Additionally, the project does not include any design features that would substantially increase hazards. No impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Adequate emergency access would be provided during both short-term and long-term operations of the project. Emergency access to the site would be provided from the driveways on Gateway Center Way. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts would result.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) A resource determined by the lead agency, in its discretion and supported | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

City, as lead agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) would not have the potential to be impacted through project implementation. The project would utilize a tenant space within an existing structure that would require interior renovations as well as minor site improvements. No impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impact would be less than significant.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

See XVII (a) above. Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities. Impacts would be less than significant.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not exceed the capacity of the existing storm water system and require the construction of new or expanded treatment facilities of which would cause significant environmental effects. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not meet the CEQA significance threshold requiring the need the preparation of a water supply assessment. The site currently receives water service from the City, and adequate services are available to serve the project without requiring new or expanded entitlements. No impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the site without requiring new or expanded facilities. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be served by a landfill with sufficient permitted capacity to accommodate the projects disposal needs. The City has enacted codes and policies aimed at helping it achieve this diversion level, including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6). The project would comply with these codes. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulation related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not result in a solid waste impact. Please refer to section XVII (f), above. No impact would occur.

XX. WILDFIRE – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

The 2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region’s plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. The project would not conflict with the goals, objectives, and actions of the SDHMP. Per Action 1.D.6, High fire hazard areas shall have adequate access for emergency vehicles. The project site is located in a previously developed area with existing infrastructure and facilities currently serving the site. Additionally, the project would provide adequate access for emergency vehicles. Therefore, the project would not conflict with emergency response and would not substantially impair an adopted emergency response plan. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is generally flat, located within an area surrounded by existing urban development uses. The project proposes a Cannabis Outlet with interior renovations within an existing tenant space with minor site improvements. Due to the location of the project, the project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Therefore, no impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is currently served by existing infrastructure which would service the site during and after construction. The project area has adequate fire hydrant services and street access. No new infrastructure is proposed to support the project that may exacerbate fire risk. No impacts would result.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project area is within developed area surrounded by existing urban development uses. The project would comply with the City’s Landscape Regulations and Land Development Code. The project would not expose people or structures to significant risk from flooding or landslide as a result of runoff, post-fire instability, or drainage changes. Therefore, no impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment. As such, no mitigation measures would be incorporated as all impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Does the project have impacts that are individually limited but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment. As such, no mitigation measures would be required. Other future project within the surrounding neighborhood or community would be required to comply with applicable local, state and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. Therefore, the project would not contribute potentially significant cumulative environmental impacts.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

As discussed throughout this document, it is not anticipated that implementation of the project would create conditions that would significantly directly or indirectly impact human beings. Mitigation measures are not required. For this reason, environmental effects fall below the thresholds established by CEQA and the City and therefore, would not result in impacts.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan
- Community Plans: Southeastern San Diego

II. Agricultural Resources & Forest Resources

- City of San Diego General Plan
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

III. Air Quality

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- Regional Air Quality Strategies (RAQS) - APCD
- Site Specific Report:

IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- Community Plan - Resource Element
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- City of San Diego Land Development Code Biology Guidelines
- Site Specific Report:

V. Cultural Resources (includes Historical Resources and Built Environment)

- City of San Diego Historical Resources Guidelines
- City of San Diego Archaeology Library
- Historical Resources Board List
- Community Historical Survey:
- Site Specific Report:

VI. Geology/Soils

- City of San Diego Seismic Safety Study
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- Site Specific Report:

VII. Greenhouse Gas Emissions

- Site Specific Report: Climate Action Plan Consistency Checklist

VIII. Hazards and Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- Airport Land Use Compatibility Plan
- Site Specific Report:

IX. Hydrology/Drainage

- Flood Insurance Rate Map (FIRM)
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report:

X. Land Use and Planning

- City of San Diego General Plan
- Community Plan
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination:
- Other Plans:

XI. Mineral Resources

- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- City of San Diego General Plan: Conservation Element
- Site Specific Report:

XII. Noise

- City of San Diego General Plan
- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps
- Brown Field Airport Master Plan CNEL Maps
- Montgomery Field CNEL Maps
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- Site Specific Report:

XIII. Paleontological Resources

- City of San Diego Paleontological Guidelines
- Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- Site Specific Report:

XIV. Population / Housing

- City of San Diego General Plan
- Community Plan
- Series 11/Series 12 Population Forecasts, SANDAG
- Other:

XV. Public Services

- City of San Diego General Plan
- Community Plan

XVI. Recreational Resources

- City of San Diego General Plan
- Community Plan
- Department of Park and Recreation
- City of San Diego - San Diego Regional Bicycling Map
- Additional Resources:

XVII. Transportation / Circulation

- City of San Diego General Plan
- Community Plan:
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- San Diego Region Weekday Traffic Volumes, SANDAG
- Site Specific Report:
 - Transportation Study Scoping Letter was prepared by Linscott Law and Greenspan (March 24, 2021)
 - Trade Area Analysis was prepared by London Moeder Advisors (March 5, 2021)

XVIII. Utilities

- Site Specific Report:

XIX. Water Conservation

- Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

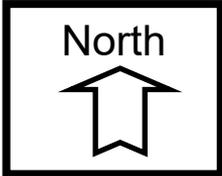
XX. Water Quality

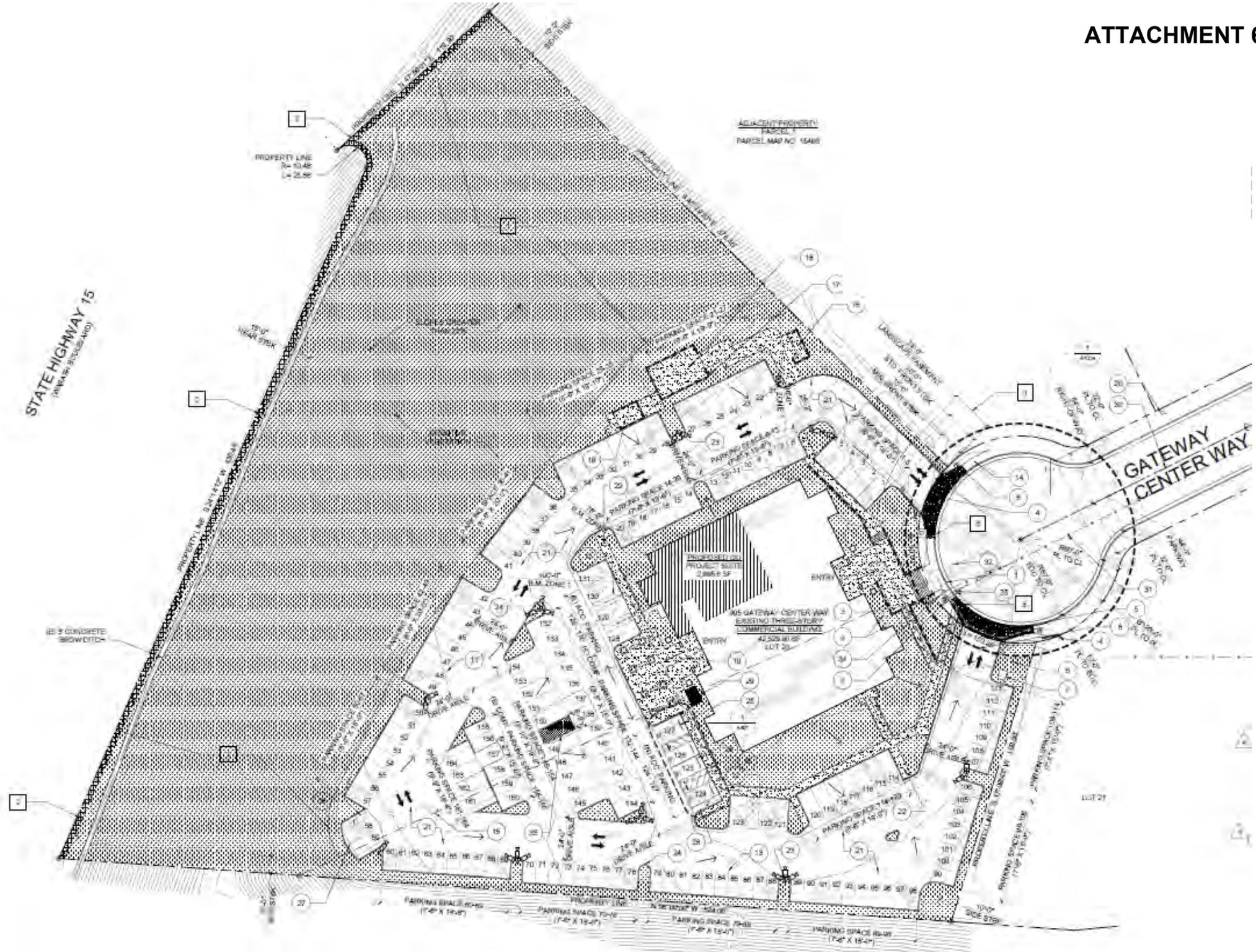
- Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report:



Project Location Map

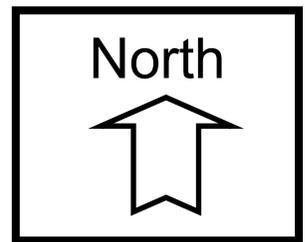
Gateway Cannabis Outlet CUP- 995 Gateway Center Way
PROJECT NO. 660383





Site Plan

Gateway Cannabis Outlet CUP- 995 Gateway Center Way
PROJECT NO. 660383



RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on April 23, 2020, Harvest of San Diego LLC, a California Limited Liability Company, submitted an application to Development Services Department for a CONDITIONAL USE PERMIT (CUP) for the GATEWAY CANNABIS OUTLET (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the HEARING OFFICER of the City of San Diego; and

WHEREAS, the issue was heard by the HEARING OFFICER on August 18, 2021; and

WHEREAS, the HEARING OFFICER considered the issues discussed in Negative Declaration No. 660383 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the HEARING OFFICER that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the HEARING OFFICER in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the HEARING OFFICER finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Sammi Ma, Development Project Manager

By: _____
Sammi Ma, DEVELOPMENT PROJECT MANAGER

Title Pro Information Systems

Prepared for:

ABHAY SCHWEITZER

ABHAY SCHWEITZER

2934 LINCOLN AVE

SAN DIEGO, CA 92104

Phone: **(619) 940-5814**

Fax:

E-mail: **abhay@techne-us.com**

Format:

Prepared by: TITLE PRO TEAM

Reference: APN: 546-440-25 1000FT

Output: All Records (1 to 61)
(61 of 61 Records)

Account Rep: 995 GATEWAY CENTER WAY, 92102

Phone: (760) 295-3951

Fax: (760) 295-4038

E-mail: INFO@TITLEPROIS.COM

---Search Criteria ---

Parcel Number	54507108	54507109	54507110	54507111	54507112	54507113	54507114	54507115	54507116
	54507117	54507118	54507119	54507120	54507121	54507122	54507123	54507124	54507125
	54507126	54507127	54507128	54507129	54507130	54507131	54507132	54507201	54507202
	54507204	54507205	54507206	54507207	54507208	54515127	54515138	54515601	54603005
	54603006	54603007	54603012	54603013	54603015	54603016	54603017	54604004	54604012
	54604017	54604018	54614011	54614012	54644006	54644011	54644021	54644022	54644023
	54644024	54644025	54644028	54644029	54644030	54644031	54644032		

Research All Records

61 matching property/properties were found.

Wed Jan 29 11:05:48 2020

This information is sourced from public documents and is not guaranteed

PACKAGE CONTENT LIST

This radius report package contains the following items and should not be removed by anyone but the Planning Department (with the exception of the Cover Sheet and Invoice):

1. One vacant property notice
2. One summary of owners list
3. 100 & 1000-Foot radius map spreadsheet
4. 1000-Foot vicinity/area map
5. Signed Certification
6. One set of maps

Removal of any item may delay your permit process.

Thank You,

Title Pro Information Systems

NOTE: The following information is not always publicly accessible from the Assessor's tax rolls: renter name, apartment/office suite numbers, mobile home unit numbers, etc. If needed and not publicly available, this information may have to be provided by the client or client's representative.

NOTICE

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

SUMMARY OF OWNERS

ATTACHMENT 8

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
15 Parcel: 545-071-22-00 Owner: ROSS REVOC TRUST SINGLE FAMILY RESIDENCE	M	1913	1	760	\$245,000F	Site: 3488 E ST*SAN DIEGO CA Mail: 14633 PRESILLA DR*JAMUL CA	92102 91935 04/03/2008
16 Parcel: 545-071-23-00 Owner: RAND,RICHARD B TRUST WAREHOUSE, STORAGE	M	1952		1,897	\$21,000	Site: 3474 E ST*SAN DIEGO CA Mail: 4758 POCAHONTAS AVE*SAN DIEGO CA	92102 92117 08/26/1994
17 Parcel: 545-071-24-00 Owner: RAND,RICHARD B TRUST WAREHOUSE, STORAGE	M	2000		1,020	\$21,000	Site: 3462 E ST*SAN DIEGO CA Mail: 4758 POCAHONTAS AVE*SAN DIEGO CA	92102 92117 08/26/1994
18 Parcel: 545-071-25-00 Owner: SUNSET,TOWERS E STREET L C WAREHOUSE, STORAGE	M	1961		2,720	\$800,000F	Site: 3454 E ST*SAN DIEGO CA Mail: 5288 S COMMERCE DR B150*MURRAY UT	92102 84107 10/03/2013
19 Parcel: 545-071-26-00 Owner: SUNSET,TOWERS E STREET L C WAREHOUSE, STORAGE	M	1956	1	3,220	\$800,000F	Site: 3442 E ST*SAN DIEGO CA Mail: 5288 S COMMERCE DR B150*MURRAY UT	92102 84107 10/03/2013
20 Parcel: 545-071-27-00 Owner: SUNSET,TOWERS E STREET L C WAREHOUSE, STORAGE	M	1980	1	3,500	\$800,000F	Site: 3432 E ST*SAN DIEGO CA Mail: 5288 S COMMERCE DR B150*MURRAY UT	92102 84107 10/03/2013
21 Parcel: 545-071-28-00 Owner: ORANGE CITY HOLDINGS LLC PARKING LOT, PARKING	M					Site: E ST*SAN DIEGO CA Mail: 3420 E ST*SAN DIEGO CA	92102 92102 06/16/2005
22 Parcel: 545-071-29-00 Owner: ORANGE CITY HOLDINGS LLC PARKING LOT, PARKING	M					Site: E ST*SAN DIEGO CA Mail: 3420 E ST*SAN DIEGO CA	92102 92102 06/16/2005
23 Parcel: 545-071-30-00 Owner: ORANGE CITY HOLDINGS LLC PARKING LOT, PARKING	M			6,460		Site: 3410 E ST 3420*SAN DIEGO CA Mail: 3420 E ST*SAN DIEGO CA	92102 92102 06/16/2005
24 Parcel: 545-071-31-00 Owner: PROM,SARAH J VACANT COMMERCIAL	C				\$389,000F	Site: *SAN DIEGO CA Mail: 2259 GALVESTON ST*SAN DIEGO CA	92110 10/15/2018
25 Parcel: 545-071-32-00 Owner: LAPOINTE INTER VIVOS TRUST WAREHOUSE, STORAGE	M			6,150	\$510,000F	Site: 3428 PICKWICK ST*SAN DIEGO CA Mail: 4083 RAFFEE DR*SAN DIEGO CA	92102 92117 08/20/2013
26 Parcel: 545-072-01-00 Owner: 3407 E STREET LLC STORES, RETAIL OUTLET	M	1941	1	1,860		Site: 3407 E ST*SAN DIEGO CA Mail: 3407 E ST*SAN DIEGO CA	92102 92102 03/19/2019
27 Parcel: 545-072-02-00 Owner: MUSSEN,MARK E STORES, RETAIL OUTLET	M		1	6,406	\$400,000F	Site: 3411 E ST*SAN DIEGO CA Mail: 1246 CONCORD ST*SAN DIEGO CA	92102 92106 04/18/2003
28 Parcel: 545-072-04-00 Owner: KUVELAS,JAMES D & JACK D WAREHOUSE, STORAGE	M	1966	1	6,000	\$635,000F	Site: 3475 E ST*SAN DIEGO CA Mail: 231 CALLE FLORECITA*ESCONDIDO CA	92102 92029 06/03/1994

ATTACHMENT 8

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
29	Parcel: 545-072-05-00 Owner: KUVELAS, JAMES D & JACK D WAREHOUSE, STORAGE	M					92102 92029 06/03/1994
30	Parcel: 545-072-06-00 Owner: KUVELAS, JAMES D & JACK D WAREHOUSE, STORAGE	M					92102 92029 06/03/1994
31	Parcel: 545-072-07-00 Owner: YOUNG, LESLIE K SINGLE FAMILY RESIDENCE	M	1950	1	5,114		92102 37310 06/05/2002
32	Parcel: 545-072-08-00 Owner: YOUNG, LESLIE K SINGLE FAMILY RESIDENCE	M	1935	1	672		92102 37310 06/05/2002
33	Parcel: 545-151-27-00 Owner: STATE OF CALIFORNIA						08/16/1955
34	Parcel: 545-151-38-00 Owner: 3380 MARKET LP WAREHOUSE, STORAGE	M					92102 92102 11/12/2019
35	Parcel: 545-156-01-00 Owner: SAN DIEGO GAS & ELECTRIC CO						92102 92102 09/21/1979
36	Parcel: 546-030-05-00 Owner: STROM FAMILY TRUST DUPLEX	R2	1980	2	1,734		92102 92019 10/27/1988
37	Parcel: 546-030-06-00 Owner: GILBERT, JUAN C & FLOR G SINGLE FAMILY RESIDENCE	R2	1961	1	1,292		92102 92102 02/22/2010
38	Parcel: 546-030-07-00 Owner: CAMACHO, ELSA DUPLEX	R2	1979	2	1,734		92102 92102 04/05/2006
39	Parcel: 546-030-12-00 Owner: MORALES, IRMA SINGLE FAMILY RESIDENCE	R2	1956	1	720		92102 92102 06/17/2005
40	Parcel: 546-030-13-00 Owner: BURRIEL, PAULINE SINGLE FAMILY RESIDENCE	R2	1956	1	720		92102 92102 03/05/2007
41	Parcel: 546-030-15-00 Owner: CITY OF SAN DIEGO						
42	Parcel: 546-030-16-00 Owner: GENERAL BOARD OF THE CHURCH OF T RELIGIOUS	R1					92102 91951

ATTACHMENT 8

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
43 Parcel: 546-030-17-00 Owner: GENERAL BOARD OF THE CHURCH OF T RELIGIOUS	R2						92102 91951 06/11/1964
44 Parcel: 546-040-04-00 Owner: HILLSIDE APTS LLC STORES, RETAIL OUTLET	C	1988	41	32,616			92102 92024 04/21/2009
45 Parcel: 546-040-12-00 Owner: CROFT, MATTHEW C SINGLE FAMILY RESIDENCE	R2	1948	1	2,036	\$527,000F		92102 92102 08/31/2018
46 Parcel: 546-040-17-00 Owner: PEARSON, KYLE D VACANT RESIDENTIAL	R2						92102 92024 11/18/1990
47 Parcel: 546-040-18-00 Owner: FU FAMILY TRUST SINGLE FAMILY RESIDENCE	R2	1953	1	1,512			92102 92102 01/16/1996
48 Parcel: 546-140-11-00 Owner: CITY OF SAN DIEGO							12/15/1982
49 Parcel: 546-140-12-00 Owner: CITY OF SAN DIEGO							12/15/1982
50 Parcel: 546-440-06-00 Owner: SAN DIEGO BLOOD BANK LIGHT INDUSTRIAL	M	1987	1	99,999	\$15,785,500F		92102 92102 06/09/2010
51 Parcel: 546-440-11-00 Owner: A B L E CAPP PROPERTIES LLC LIGHT INDUSTRIAL	M	1988		27,460	\$2,170,000F		92102 92102 01/29/2010
52 Parcel: 546-440-21-00 Owner: W, F P-GATEWAY LIGHT INDUSTRIAL	M	1998		20,118			92102 92112 10/30/1997
53 Parcel: 546-440-22-00 Owner: GATEWAY SAN DIEGO LLC LIGHT INDUSTRIAL	M	1988		20,032			92102 92102 02/24/2016
54 Parcel: 546-440-23-00 Owner: ARMADA 7 HOLDINGS INC LIGHT INDUSTRIAL	M	1987	1	15,575	\$1,400,000F		92102 92106 11/04/2003
55 Parcel: 546-440-24-00 Owner: FAMILY HEALTH CENTERS OF SAN DIE LIGHT INDUSTRIAL	M	1987		31,920			92102 92102 01/15/2003
56 Parcel: 546-440-25-00 Owner: GATEWAY SMP LLC MEDICAL/DENTAL/PROFESSIONA	M	1989	1	42,801			92102 92009 06/26/2006

ATTACHMENT 8

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
57	Parcel: 546-440-28-00 Owner: LIA ASSOCIATES LLC STORES, RETAIL OUTLET	C	1990	1	38,747	\$5,110,000F	06/22/2007
57	Site: 955 GATEWAY CENTER WAY*SAN DIEGO CA Mail: 300 LANG BLVD*GRAND ISLAND NY						92102 14072
58	Parcel: 546-440-29-00 Owner: WHITE, BYRON F 2001 REVOCABLE TRU STORES, RETAIL OUTLET	C	1988		9,100	\$1,680,000F	09/05/2001
58	Site: 3676 MARKET ST*SAN DIEGO CA Mail: 591 CAMINO DE LA REINA 616*SAN DIEGO CA						92102 92108
59	Parcel: 546-440-30-00 Owner: COSTCO WHOLESALE CORP STORES, RETAIL OUTLET	C	2000		99,999	\$30,959F	04/12/1989
59	Site: 650 GATEWAY CENTER DR*SAN DIEGO CA Mail: 999 LAKE DR*ISSAQUAH WA						92102 98027
60	Parcel: 546-440-31-00 Owner: C R H LIMITED CO LLC LIGHT INDUSTRIAL	M	1987		65,054	\$7,052,000F	12/14/2012
60	Site: 885 GATEWAY CENTER WAY*SAN DIEGO CA Mail: 1617 N WATERFRONT PKWY 400*WICHITA KS						92102 67206
61	Parcel: 546-440-32-00 Owner: GATEWAY KNITTING LTD WAREHOUSE, STORAGE	M	1990		97,213		10/07/1988
61	Site: 675 GATEWAY CENTER DR*SAN DIEGO CA Mail: PO BOX 12440*SAN DIEGO CA						92102 92112

100 & 1000-FOOT RADIUS MAP SPREADSHEET

NO RESIDENTS OR RESIDENTIAL ZONES FOUND WITHIN 100FT							
#	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	LIGHT INDUSTRIAL	960 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-21-00	COMMERCIAL PRESS RR DONNELLEY
2	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 101	SAN DIEGO	CA	92102	546-440-25-00	DA VITA INC
3	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 105	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY FAMILY CLINIC
4	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 106	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP LLC
5	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 107	SAN DIEGO	CA	92102	546-440-25-00	SANDS HYPERBARIC CORPORATION
6	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 108	SAN DIEGO	CA	92102	546-440-25-00	HEALING CHAMBERS OF AMERICA
7	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 202	SAN DIEGO	CA	92102	546-440-25-00	OSCAR M DE LA MORA MD
8	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 207	SAN DIEGO	CA	92102	546-440-25-00	AMERICAN ACCESS CARE-SN DIEGO
9	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 208	SAN DIEGO	CA	92102	546-440-25-00	BRENTON D WYNN MD INC
10	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 300	SAN DIEGO	CA	92102	546-440-25-00	WYNGLOSS RANDY
11	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 302	SAN DIEGO	CA	92102	546-440-25-00	COMMUNITY RESEARCH
12	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 303	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY CENTER SMP
13	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 308	SAN DIEGO	CA	92102	546-440-25-00	AT YOUR SERVICE PRODUCTIONS, INC.
14	STORES, RETAIL OUTLET	955 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-28-00	R R DONNELLEY
15	STORES, RETAIL OUTLET	650 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-30-00	COSTCO WHOLESALE

BUSINESS LIST - 1000FT

ATTACHMENT 8

THERE ARE A FEW POINTS OF CONSIDERATION MARKED IN YELLOW BELOW. THERE IS A CHURCH AND A COUPLE FAMILY CLINICS FOUND WITHIN 1,000FT WHEN MEASURING IN A STRAIGHT LINE FROM ABOVE. HOWEVER MOST OF THE FACILITIES MARKED BELOW ARE MORE THAN 1,000FT WALKING DISTANCE WHEN USING SURFACE STREETS AND PUBLIC WALKWAYS.								
#	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name	Walking Distance
1	VACANT INDUSTRIAL		SAN DIEGO	CA	92102	545-071-08-00	875 34TH STREET LLC	
2	VACANT INDUSTRIAL		SAN DIEGO	CA	92102	545-071-09-00	875 34TH STREET LLC	
3	WAREHOUSE, STORAGE	3433 PICKWICK ST	SAN DIEGO	CA	92102	545-071-10-00	YOO PATRICK Y	
4	WAREHOUSE, STORAGE	3443 PICKWICK ST	SAN DIEGO	CA	92102	545-071-11-00	JUAN C VILLEGAS	
5	INDUSTRIAL MISCELLANEOUS	3451 PICKWICK ST	SAN DIEGO	CA	92102	545-071-12-00	VIC ROSS'S MASONRY	
6	WAREHOUSE, STORAGE		SAN DIEGO	CA	92102	545-071-13-00	ROSS REVOC TRUST	
7	WAREHOUSE, STORAGE	3471 PICKWICK ST	SAN DIEGO	CA	92102	545-071-14-00	WRIGHT WAY PKGNG & SHIPPING	
8	INDUSTRIAL MISCELLANEOUS	3485 PICKWICK ST	SAN DIEGO	CA	92102	545-071-15-00	SOS ROOTER PLUMBING SVC	
9	VACANT INDUSTRIAL		SAN DIEGO	CA	92102	545-071-16-00	ROSS REVOC TRUST	
10	VACANT INDUSTRIAL		SAN DIEGO	CA	92102	545-071-17-00	ROSS REVOC TRUST	
11	VACANT COMMERCIAL		SAN DIEGO	CA	92102	545-071-18-00	PROM,SARAH J	
12	VACANT COMMERCIAL		SAN DIEGO	CA	92102	545-071-19-00	PROM,SARAH J	
13	VACANT INDUSTRIAL	3504 E ST	SAN DIEGO	CA	92102	545-071-20-00	YOUNG,LESLIE K	
14	STORES, RETAIL OUTLET	3496 E ST	SAN DIEGO	CA	92102	545-071-21-00	NATIONS RECOVERY SAN DIEGO	
15	SINGLE FAMILY RESIDENCE	3488 E ST	SAN DIEGO	CA	92102	545-071-22-00	ROSS REVOC TRUST	
16	WAREHOUSE, STORAGE	3474 E ST	SAN DIEGO	CA	92102	545-071-23-00	RAND,RICHARD B TRUST	
17	WAREHOUSE, STORAGE	3462 E ST	SAN DIEGO	CA	92102	545-071-24-00	RAND,RICHARD B TRUST	
18	WAREHOUSE, STORAGE	3454 E ST	SAN DIEGO	CA	92102	545-071-25-00	MYRIAD INDUSTRIES INC	
19	WAREHOUSE, STORAGE	3442 E ST	SAN DIEGO	CA	92102	545-071-26-00	SUNSET,TOWERS E STREET L C	
20	WAREHOUSE, STORAGE	3432 E ST	SAN DIEGO	CA	92102	545-071-27-00	E. P. WILSON CO.	
21	PARKING LOT, PARKING STRUCTURE		SAN DIEGO	CA	92102	545-071-28-00	ORANGE CITY HOLDINGS LLC	
22	PARKING LOT, PARKING STRUCTURE		SAN DIEGO	CA	92102	545-071-29-00	ORANGE CITY HOLDINGS LLC	
23	PARKING LOT, PARKING STRUCTURE	3410 E ST	SAN DIEGO	CA	92102	545-071-30-00	ORANGE CITY HOLDINGS LLC	
24	PARKING LOT, PARKING STRUCTURE	3420 E ST	SAN DIEGO	CA	92102	545-071-30-00	WESTECH METAL FABRICATION INC	
25	VACANT COMMERCIAL		SAN DIEGO	CA	92102	545-071-31-00	PROM,SARAH J	
26	WAREHOUSE, STORAGE	3428 PICKWICK ST	SAN DIEGO	CA	92102	545-071-32-00	PACIFIC SOUTHWEST MANAGEMENT INC	
27	STORES, RETAIL OUTLET	3407 E ST	SAN DIEGO	CA	92102	545-072-01-00	ELSCO INTERNATIONAL INC	
28	STORES, RETAIL OUTLET	3411 E ST	SAN DIEGO	CA	92102	545-072-02-00	WESTERN ENVIRONMENTAL SYSTS CO	
29	STORES, RETAIL OUTLET	3413 E ST	SAN DIEGO	CA	92102	545-072-02-00	HIGHLAND TRANSPORTATION	
30	WAREHOUSE, STORAGE	3475 E ST	SAN DIEGO	CA	92102	545-072-04-00	NAVAL COATING INC	
31	WAREHOUSE, STORAGE	3475 E ST	SAN DIEGO	CA	92102	545-072-05-00	NAVAL COATING INC	
32	WAREHOUSE, STORAGE	3475 E ST	SAN DIEGO	CA	92102	545-072-06-00	NAVAL COATING INC	
33	SINGLE FAMILY RESIDENCE	3517 E ST	SAN DIEGO	CA	92102	545-072-07-00	YOUNG,LESLIE K	
34	SINGLE FAMILY RESIDENCE	3515 E ST	SAN DIEGO	CA	92102	545-072-08-00	YOUNG,LESLIE K	
35	PUBLIC AGENCY/GOV		SAN DIEGO	CA	92102	545-151-27-00	STATE OF CALIFORNIA	
36	WAREHOUSE, STORAGE	3380 MARKET ST	SAN DIEGO	CA	92102	545-151-38-00	PADRE JANITORIAL SUPPLIES INC	
37	PUBLIC AGENCY/GOV	701 33RD ST	SAN DIEGO	CA	92102	545-156-01-00	SAN DIEGO GAS & ELECTRIC CO	
38	PUBLIC AGENCY/GOV	735 33RD ST	SAN DIEGO	CA	92102	545-156-01-00	ELECTRIC CHARGING STATION	
39	DUPLEX	3540 ISLAND AVE	SAN DIEGO	CA	92102	546-030-05-00	STROM FAMILY TRUST	
40	DUPLEX	3542 ISLAND AVE	SAN DIEGO	CA	92102	546-030-05-00	STROM FAMILY TRUST	
41	SINGLE FAMILY RESIDENCE	3554 ISLAND AVE	SAN DIEGO	CA	92102	546-030-06-00	GILBERT,JUAN C & FLOR G	

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42	DUPLEX	3560 ISLAND AVE	SAN DIEGO	CA	92102	546-030-07-00	CAMACHO,ELSA	
43	DUPLEX	3562 ISLAND AVE	SAN DIEGO	CA	92102	546-030-07-00	CAMACHO,ELSA	
44	SINGLE FAMILY RESIDENCE	3582 ISLAND AVE	SAN DIEGO	CA	92102	546-030-12-00	MORALES,IRMA	
45	SINGLE FAMILY RESIDENCE	3590 ISLAND AVE	SAN DIEGO	CA	92102	546-030-13-00	BURRIEL,PAULINE	
46	PUBLIC AGENCY/GOV		SAN DIEGO	CA	92102	546-030-15-00	CITY OF SAN DIEGO	
47	RELIGIOUS		SAN DIEGO	CA	92102	546-030-16-00	GENERAL BOARD OF THE CHURCH	~2600FT
48	RELIGIOUS	3535 MARKET ST	SAN DIEGO	CA	92102	546-030-17-00	IGLESIA DEL NAZARENO - CHURCH	~2600FT
49	RELIGIOUS	3595 MARKET ST	SAN DIEGO	CA	92102	546-030-17-00	GENERAL BOARD OF THE CHURCH OF	~2600FT
50	RESIDENTIAL	3625 FEDERAL BLVD W APT 1	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
51	RESIDENTIAL	3625 FEDERAL BLVD W APT 2	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
52	RESIDENTIAL	3625 FEDERAL BLVD W APT 3	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
53	RESIDENTIAL	3625 FEDERAL BLVD W APT 4	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
54	RESIDENTIAL	3625 FEDERAL BLVD W APT 5	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
55	RESIDENTIAL	3625 FEDERAL BLVD W APT 6	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
56	RESIDENTIAL	3625 FEDERAL BLVD W APT 7	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
57	RESIDENTIAL	3625 FEDERAL BLVD W APT 8	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
58	RESIDENTIAL	3635 FEDERAL BLVD W APT 18	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
59	RESIDENTIAL	3635 FEDERAL BLVD W APT 19	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
60	RESIDENTIAL	3635 FEDERAL BLVD W APT 20	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
61	RESIDENTIAL	3635 FEDERAL BLVD W APT 21	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
62	RESIDENTIAL	3635 FEDERAL BLVD W APT 22	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
63	RESIDENTIAL	3635 FEDERAL BLVD W APT 23	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
64	RESIDENTIAL	3635 FEDERAL BLVD W APT 24	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
65	RESIDENTIAL	3635 FEDERAL BLVD W APT 25	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
66	RESIDENTIAL	3645 FEDERAL BLVD W APT 26	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
67	RESIDENTIAL	3645 FEDERAL BLVD W APT 27	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
68	RESIDENTIAL	3645 FEDERAL BLVD W APT 28	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
69	RESIDENTIAL	3655 FEDERAL BLVD W APT 29	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
70	RESIDENTIAL	3655 FEDERAL BLVD W APT 30	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
71	RESIDENTIAL	3655 FEDERAL BLVD W APT 31	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
72	RESIDENTIAL	3655 FEDERAL BLVD W APT 32	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
73	RESIDENTIAL	3665 FEDERAL BLVD W APT 33	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
74	RESIDENTIAL	3665 FEDERAL BLVD W APT 34	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
75	RESIDENTIAL	3665 FEDERAL BLVD W APT 35	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
76	RESIDENTIAL	3665 FEDERAL BLVD W APT 36	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
77	RESIDENTIAL	3665 FEDERAL BLVD W APT 37	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
78	RESIDENTIAL	3665 FEDERAL BLVD W APT 38	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
79	RESIDENTIAL	3665 FEDERAL BLVD W APT 39	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
80	RESIDENTIAL	3665 FEDERAL BLVD W APT 40	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
81	RESIDENTIAL	3665 FEDERAL BLVD W APT 41	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
82	RESIDENTIAL	3675 FEDERAL BLVD W APT 9	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
83	RESIDENTIAL	3675 FEDERAL BLVD W APT 10	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
84	RESIDENTIAL	3675 FEDERAL BLVD W APT 11	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
85	RESIDENTIAL	3675 FEDERAL BLVD W APT 12	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	

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86	RESIDENTIAL	3675 FEDERAL BLVD W APT 13	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
87	RESIDENTIAL	3675 FEDERAL BLVD W APT 14	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
88	RESIDENTIAL	3675 FEDERAL BLVD W APT 15	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
89	RESIDENTIAL	3675 FEDERAL BLVD W APT 16	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
90	RESIDENTIAL	3675 FEDERAL BLVD W APT 17	SAN DIEGO	CA	92102	546-040-04-00	HILLSIDE APARTMENTS	
91	SINGLE FAMILY RESIDENCE	3715 FEDERAL BLVD W	SAN DIEGO	CA	92102	546-040-12-00	CROFT,MATTHEW C	
92	VACANT RESIDENTIAL		SAN DIEGO	CA	92102	546-040-17-00	PEARSON,KYLE D	
93	SINGLE FAMILY RESIDENCE	3685 FEDERAL BLVD W	SAN DIEGO	CA	92102	546-040-18-00	FU GRACE W	
94	PUBLIC AGENCY/GOV		SAN DIEGO	CA	92102	546-140-11-00	CITY OF SAN DIEGO	
95	PUBLIC AGENCY/GOV	3751 MARKET ST	SAN DIEGO	CA	92102	546-140-12-00	MT HOPE CEMETERY	
96	LIGHT INDUSTRIAL	3636 GATEWAY CENTER AVE STE 100	SAN DIEGO	CA	92102	546-440-06-00	SAN DIEGO BLOOD BANK	
97	LIGHT INDUSTRIAL	3636 GATEWAY CENTER AVE STE 101	SAN DIEGO	CA	92102	546-440-06-00	DHL	
98	LIGHT INDUSTRIAL	789 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-11-00	GREEN BOX ART	
99	LIGHT INDUSTRIAL	960 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-21-00	COMMERCIAL PRESS RR DONNELLEY	
100	LIGHT INDUSTRIAL	720 GATEWAY CENTER DR STE A	SAN DIEGO	CA	92102	546-440-22-00	BAYVIEW COMMUNITY DEVELOPMENT CORP	
101	LIGHT INDUSTRIAL	720 GATEWAY CENTER DR STE B	SAN DIEGO	CA	92102	546-440-22-00	GATEWAY DIALYSIS CTR	
102	LIGHT INDUSTRIAL	720 GATEWAY CENTER DR STE C	SAN DIEGO	CA	92102	546-440-22-00	GATEWAY SAN DIEGO LLC	
103	LIGHT INDUSTRIAL	770 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-23-00	LIFEDECK COATING INSTALLATION	
104	LIGHT INDUSTRIAL	930 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-23-00	GRID ALTERNATIVES	
105	LIGHT INDUSTRIAL	823 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-24-00	FAMILY HEALTH CENTERS OF SD	~1050FT
106	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 101	SAN DIEGO	CA	92102	546-440-25-00	DA VITA INC	
107	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 105	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY FAMILY CLINIC	SAME BUILDING
108	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 106	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY SMP LLC	
109	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 107	SAN DIEGO	CA	92102	546-440-25-00	SANDS HYPERBARIC CORPORATION	
110	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 108	SAN DIEGO	CA	92102	546-440-25-00	HEALING CHAMBERS OF AMERICA	
111	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 202	SAN DIEGO	CA	92102	546-440-25-00	OSCAR M DE LA MORA MD	
112	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 207	SAN DIEGO	CA	92102	546-440-25-00	AMERICAN ACCESS CARE-SN DIEGO	
113	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 208	SAN DIEGO	CA	92102	546-440-25-00	BRENTON D WYNN MD INC	
114	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 300	SAN DIEGO	CA	92102	546-440-25-00	WYNGLOSS RANDY	
115	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 302	SAN DIEGO	CA	92102	546-440-25-00	COMMUNITY RESEARCH	
116	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 303	SAN DIEGO	CA	92102	546-440-25-00	GATEWAY CENTER SMP	
117	MEDICAL/DENTAL/PROFESSIONAL BLDG	995 GATEWAY CENTER WAY STE 308	SAN DIEGO	CA	92102	546-440-25-00	AT YOUR SERVICE PRODUCTIONS, INC.	
118	STORES, RETAIL OUTLET	955 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-28-00	R R DONNELLEY	
119	STORES, RETAIL OUTLET	620 GATEWAY CENTER WAY	SAN DIEGO	CA	92102	546-440-29-00	WHITE,BYRON F 2001 REVOCABLE TRU	
120	STORES, RETAIL OUTLET	3676 MARKET ST	SAN DIEGO	CA	92102	546-440-29-00	BURGER KING	
121	STORES, RETAIL OUTLET	650 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-30-00	COSTCO WHOLESALE	
122	LIGHT INDUSTRIAL	885 GATEWAY CENTER WAY STE 101	SAN DIEGO	CA	92102	546-440-31-00	CULLIGAN OF SAN DIEGO	
123	LIGHT INDUSTRIAL	885 GATEWAY CENTER WAY STE 102	SAN DIEGO	CA	92102	546-440-31-00	ALSCO INC	
124	LIGHT INDUSTRIAL	885 GATEWAY CENTER WAY STE 103	SAN DIEGO	CA	92102	546-440-31-00	CAMPESINOS UNIDOS, INC.	
125	LIGHT INDUSTRIAL	885 GATEWAY CENTER WAY STE 201	SAN DIEGO	CA	92102	546-440-31-00	QUALITY CABINET AND FIXTURE CO	
126	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE A	SAN DIEGO	CA	92102	546-440-32-00	PARK MEDICAL PHARMACY	
127	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE E	SAN DIEGO	CA	92102	546-440-32-00	COMMUNITY MEDICAL PHARM RETAIL	
128	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE G	SAN DIEGO	CA	92102	546-440-32-00	MEDICAL CENTER PHARMACY	
129	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE I	SAN DIEGO	CA	92102	546-440-32-00	GATEWAY KNITTING LTD	

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130	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE J	SAN DIEGO	CA	92102	546-440-32-00	APS	
131	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE K	SAN DIEGO	CA	92102	546-440-32-00	COMPLETE CAMPAIGNS.COM, LLC	
132	WAREHOUSE, STORAGE	610 GATEWAY CENTER WAY STE L	SAN DIEGO	CA	92102	546-440-32-00	THE LIGHTHOUSE	
133	WAREHOUSE, STORAGE	650 GATEWAY CENTER WAY STE A	SAN DIEGO	CA	92102	546-440-32-00	BARRIER GLAZING LLC	
134	WAREHOUSE, STORAGE	650 GATEWAY CENTER WAY STE B	SAN DIEGO	CA	92102	546-440-32-00	WEST COAST BEVERAGE	
135	WAREHOUSE, STORAGE	650 GATEWAY CENTER WAY STE D	SAN DIEGO	CA	92102	546-440-32-00	COMPLIANCE WEST USA	
136	WAREHOUSE, STORAGE	650 GATEWAY CENTER WAY STE G	SAN DIEGO	CA	92102	546-440-32-00	WESCRAFT INC	
137	WAREHOUSE, STORAGE	650 GATEWAY CENTER WAY STE I	SAN DIEGO	CA	92102	546-440-32-00	ELECTRORECYCLE INC	
138	WAREHOUSE, STORAGE	675 GATEWAY CENTER DR	SAN DIEGO	CA	92102	546-440-32-00	FUMARI INC	



13520 Scarsdale Way
San Diego, CA 92128
www.titleprois.com

CERTIFICATION

I SEAN WILSON/ TITLE PRO INFORMATION SYSTEMS HEREBY CERTIFY THAT THE ATTACHED LIST CONTAINS THE NAMES, ADDRESSES AND PARCEL NUMBERS OF ALL PERSONS TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST AVAILABLE ASSESSMENT ROLL OF THE COUNTY WITHIN THE AREA DESCRIBED AND REQUESTED BY YOU THE CLIENT, THE REQUIRED RADIUS MEASURED FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY REQUESTED AND DESCRIBED AS:

APN:

546-440-25 100FT & 1000FT

PLAT DATE: 01/30/2020

COUNTY OF: SAN DIEGO

CITY OF: SAN DIEGO

Sean Wilson

SEAN WILSON

TITLE PRO INFORMATION SYSTEMS

DATE:

01/30/2020

	City of San Diego Development Services 1222 First Ave., MS-401 San Diego, CA 92101 (619) 446-5000	Affidavit for Marijuana Outlet and Marijuana Production Facility Conditional Use Permit (CUP)	FORM DS-190 October 2017
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The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Marijuana Outlet (MO) and Marijuana Production Facility (MPF) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections [113.0103](#), [141.0504](#), and [141.1004](#).

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

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

GENERAL INFORMATION

Project Name:	Project No.: <i>For City Use Only</i>
---------------	---------------------------------------

Project Address:

Date Information Verified by Owner or Authorized Agent:

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

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

Property Owner or Authorized Agent Name: *Check one* Owner Agent Telephone No.:

Mailing Address:	City:	State:	Zip Code:
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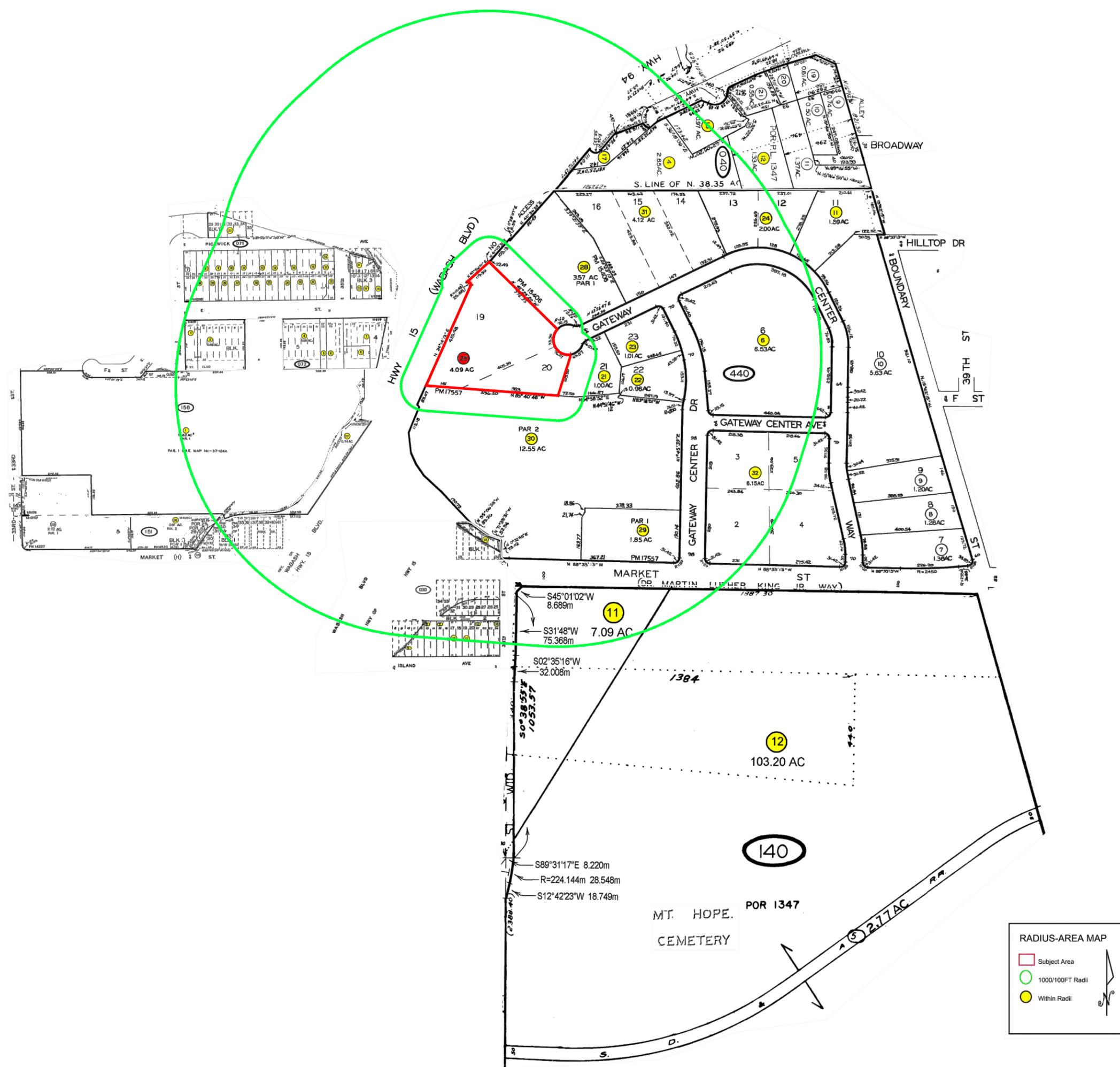
Signature: 	Date:
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Business Owner Name: Telephone No.:

Mailing Address:	City:	State:	Zip Code:
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Signature:	Date:
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1000-FOOT VICINITY/AREA MAP



ONE SET OF MAPS

1" = 100'

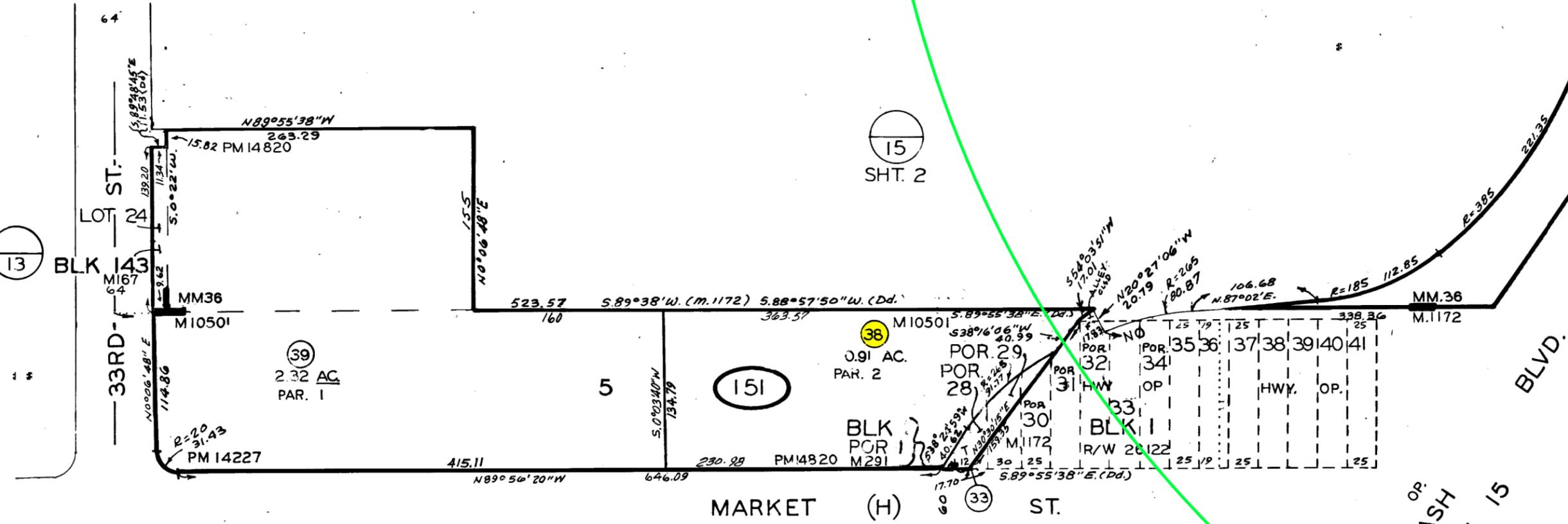
BLK. 3
POR. 1
M419

POR. 2
SE. COR. LOT 2

27

546
44

CHANGES				
BLK	OLD	NEW	YR	CUT
151	3	25	26	68 3002
155	5	6	12	72 4503
151	9,10	27-29		
	080-1	30	80	1311
151	052-01	31		
151	053-03	32		
	-152-01	130-44		
	-153-01	130-45	83	10083
	-154-01	130-43		
	-155-1-4	130-46		
	-155-7-12	130-37		
	12,4-8	334-130	83	145
	112,14-2	55-56		
	30-32	34-35	86	2084
	-130-55			CANC.
	28,34,35	36-37	87	1521
	29 ALLEY CLSD.	SAME	87	5536
	36	38-39	87	1746
	PICK-UP	40	88	1660
	POR 060-16	41	89	2037
	31, 37 40, 41	-156-0	91	1939
	29	HWY OPT	93	1352



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

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.

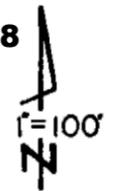
MAS
9-21-79



545-080 & 151
-155

88

08



8/20/2010 AJR

CHANGES

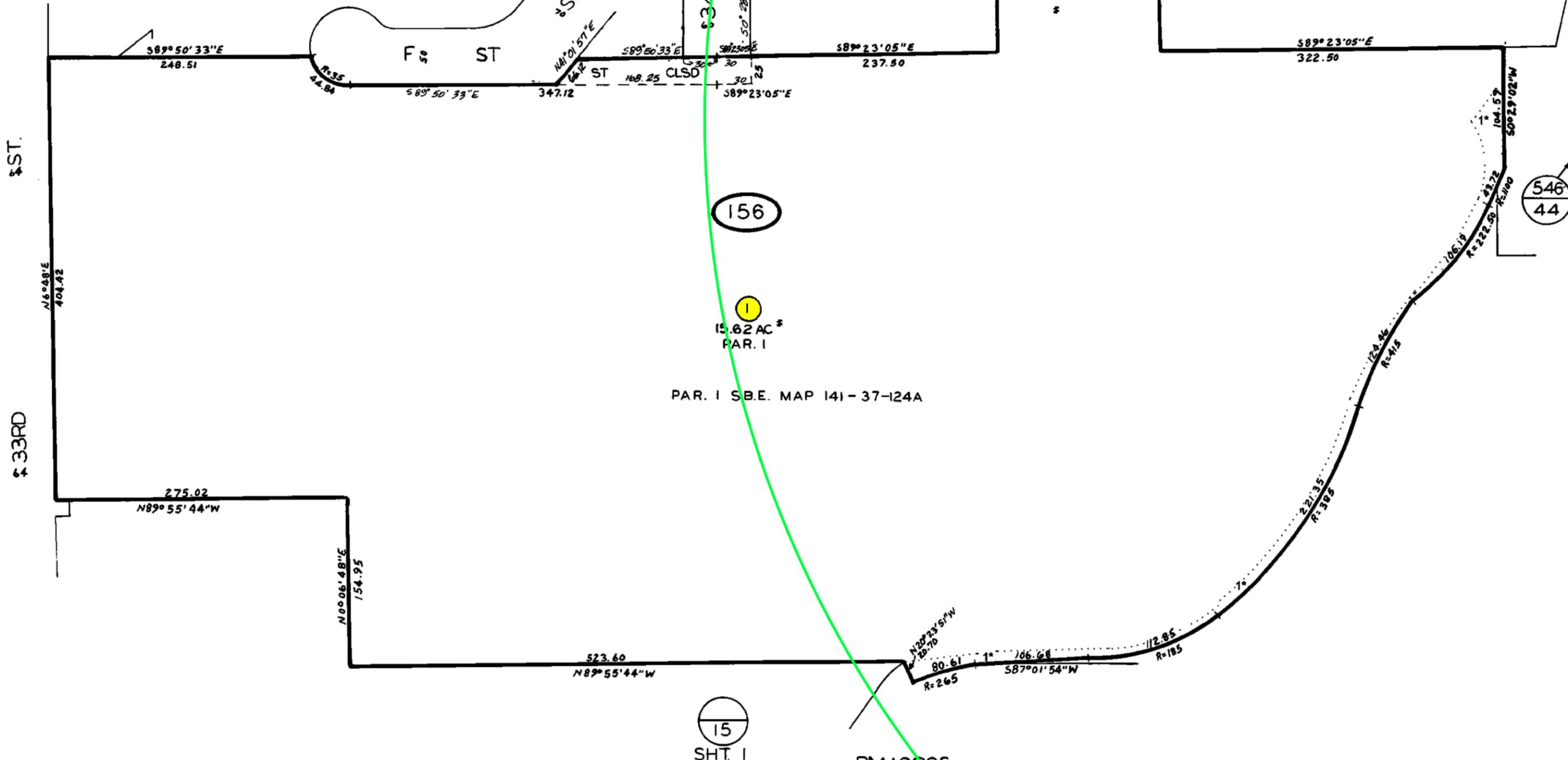
BOOK	PAGE	DATE	BY	REASON
156	1	06-07-02		
		05-10-01		
		04-15-01		
		03-24-00		
		01-19-99		
156	1	01-11-99	JAMES C. SAMERS	OP SF
		05-25-95		
		11-11-53		

1" OPEN SPACE

545-040
-072
-151



13



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

PM 16295
ROS 15102

15
SHT. 1

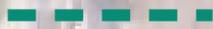
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

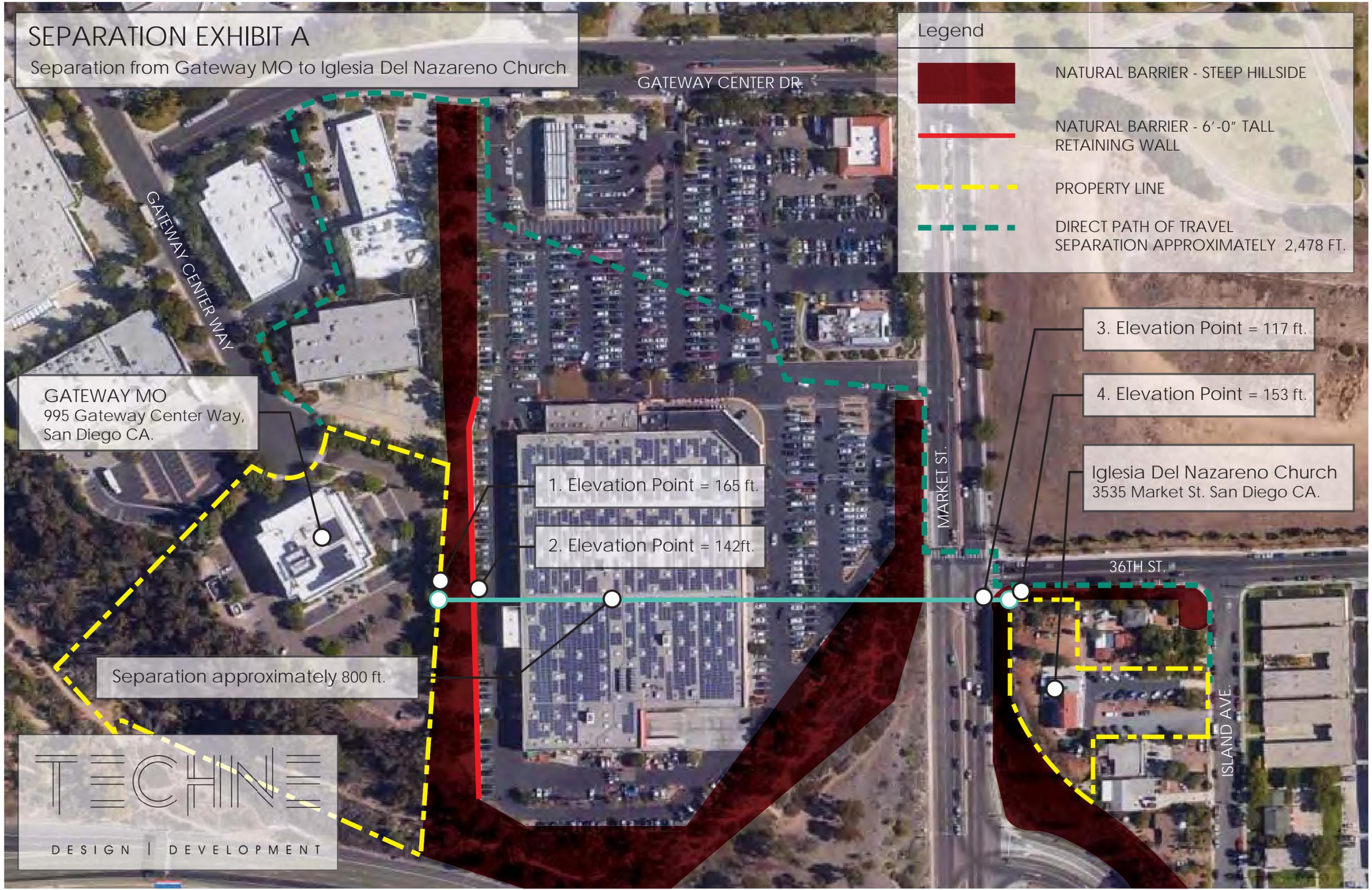
16/10/91

SEPARATION EXHIBIT A

Separation from Gateway MO to Iglesia Del Nazareno Church

Legend

-  NATURAL BARRIER - STEEP HILLSIDE
-  NATURAL BARRIER - 6'-0" TALL RETAINING WALL
-  PROPERTY LINE
-  DIRECT PATH OF TRAVEL SEPARATION APPROXIMATELY 2,478 FT.



GATEWAY MO
995 Gateway Center Way,
San Diego CA.

1. Elevation Point = 165 ft.

2. Elevation Point = 142ft.

3. Elevation Point = 117 ft.

4. Elevation Point = 153 ft.

Iglesia Del Nazareno Church
3535 Market St. San Diego CA.

Separation approximately 800 ft.



SEPARATION EXHIBIT C

Separation from 995 Gateway Center Way to Dennis V Allen Park

DENNIS V ALLEN PARK

Family Health Centers of San Diego

GATEWAY CENTER WAY

Dennis V Allen Park

Separation approximately 1,008 ft.

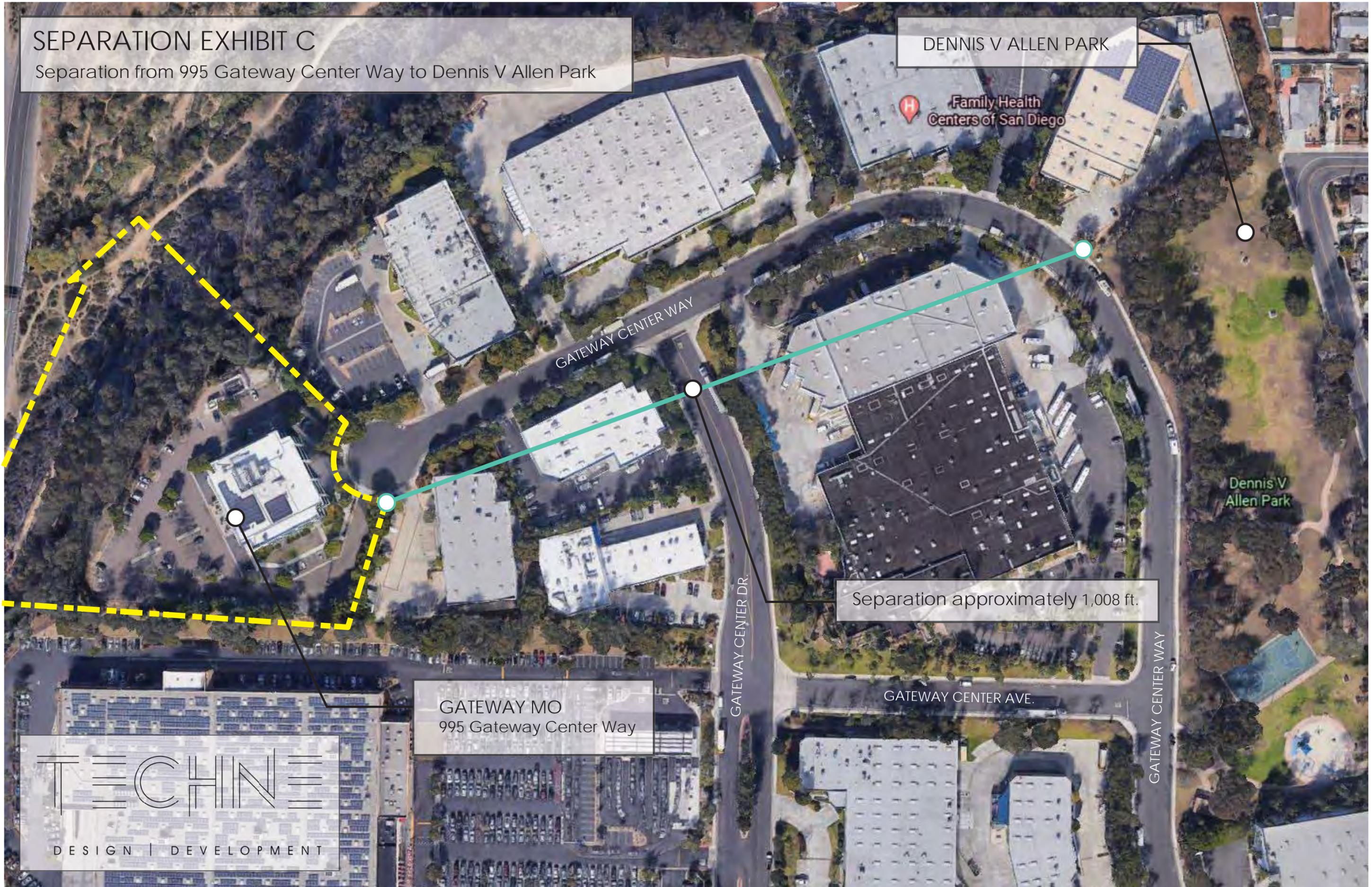
GATEWAY CENTER DR.

GATEWAY CENTER AVE.

GATEWAY CENTER WAY

GATEWAY MO
995 Gateway Center Way

TECHNE
DESIGN | DEVELOPMENT



From: [Myron Taylor](#)
To: [Ma, Sammi](#)
Subject: [EXTERNAL] Re: Project #660383 Gateway Cannabis Outlet
Date: Wednesday, August 4, 2021 4:20:36 PM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hello Sammi,

There was plenty of discussion on Gateway Cannabis with in having two Board meetings to conclude with enough information and time to vote on. There was opposition from many community members including but not limited to the NAACP, Faith Based groups and individuals, community members and occupants of the building in which the applicant is associated.

There was information shared in the discussion concerning the location of the applicant, being located in a medical building: a pediatrician, a drug rehabilitation service for the homeless and a mental health services provider. Taking all of this into account the Board felt compelled to represent the community and voted unanimous to not support the applicant in this location.

We were also told there was a petition signed by several community members, however, the community member who stated he had a copy never produced any evidence of a petition therefore we could not verify the validity of that claim.

Note; the Southeastern San Diego Planning Group previously approved other applicants for operation of a dispensary or a growing facility in which we supported. We didn't receive the level of opposition of the previous where as we felt the other applicants location would not impact the community in addition to not receiving opposition from the community at large.

I hope this helps.

Myron Taylor
Chair, Southeastern San Diego Planning Group
(760) 529-1009
zach236@gmail.com

On Wed, Aug 4, 2021 at 3:04 PM Ma, Sammi <SMa@sanidiego.gov> wrote:

Hello Myron,

Hope you've been well. Based on the attached minutes, it doesn't indicate the reason why the SSDPG voted to deny the proposed application. Would you be able to provide some insight?

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

MINUTES

Monday, October 12, 2020, 6:00 p.m.

Virtual Zoom Meeting

See joining instruction below

This meeting will be recorded

Until further notice, Planning meetings will be conducted pursuant to the provisions of California Executive Order 29-20, which suspends certain requirements of the Ralph M. Brown Act. During the current State of Emergency and in the interest of public health and safety, most—and possibly all—of the SSDPG meetings will be participating by Zoom. In accordance with the Executive Order, there will be no members of the public participating in person at the SSDPG Meetings. In lieu of not being able to provide public comment via Zoom, members of the public may email their comments to Myron Taylor at zach236@gmail.com no later than 3:00 p.m. on the day of the meeting, October 12, 2020.

Translation and Interpretation Requests please see the link below.

<https://app.smartsheet.com/b/form/a9a5fac939e4450da236a8d63e773bfd>

Contact: Myron Taylor, Chair

zach236@gmail.com, (760) 529-1009

Southeastern San Diego Planning Group website:

<https://www.sandiego.gov/planning/community/profiles/southeasternsd>

This Planning Group covers the area south of the Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the border of National City, and west of Interstate 805. It includes the communities of Sherman Heights, Logan Heights, Grant Hill, Memorial, Stockton, Mount Hope, Mountain View, Southcrest, and Shelltown.

1. CALL TO ORDER (6:06pm), ROLL CALL, AND INTRODUCTIONS

Myron Taylor, Dale Huntington, Chelsea Klaseus, Lamont Pargo, Aaron Magagna, Jasmine Mallen, Terry Sullivan, Louise Torio, Oscar Gomez, Reggie Womack

2. ADOPT THE AGENDA

Motion to adopt the Agenda. MSC Torio/Huntington MSC 8-0-0

3. MEETING MINUTES REVIEW AND APPROVAL

Motion to approve the March 2020 Election Meeting Minutes. MSC Torio/Klaseus 4-0-2 (Huntington, Magagna)

Motion to approve the March 2020 Regular Meeting Minutes. MSC Torio/Taylor 4-0-2 (Huntington, Magagna)

Motion to approve the July 2020 Meeting Minutes. MSC Taylor/Magagna 8-0-0

Motion to approve the July 2020 Officer Election Minutes. MSC Torio/Klaseus 8-0-0

Motion to approve the September 2020 Meeting Minutes. Taylor/Pargo 7-0-1 (Klaseus)

4. PUBLIC COMMENTS

The public may speak on matters not on the agenda, for a maximum of up to **two minutes**.

Louise Torio – Quarterly Villa Montezuma tour unable to happen due to COVID-19. Still planning for the October 24, 2020 cemetery tour. For more information visit www.villamontezumamuseum.com

Kathleen Lippitt – spoke about addictive products

Becky Rapp – Spoke about the Community Planning Committee municipal code updates.

5. REPORTS

A. Elected Officials' Staff Reports (Districts 4, 8, and 9)

Council District 4 – Erik Hansen: Attached and spoke about the CD4 newsletter, mentioned that the next MTS Board Meeting will take place on 10/16/20, listed locations people can drop off election ballots, and talked about the energy franchise agreement coming back to City Council. He also talked about the Climate Equity Index and "Communities of Concern."

Council District 8. – None.

Council District 9 – None.

B. *Central Division and Southeastern Division Police Updates:* SDPD emailed crime statistics and mentioned the Art Walk planned for 10/16/2020. Also mentioned that City parks are now open and Park & Recreation Department feels the need to “take their parks back” as there has been homeless activity and criminal activity while they were dormant due to COVID. It will take a lot of energy to get them back to function or families and activities.

- C. City Departments – None.
- D. Civic San Diego – None.
- E. Chair Report – None.
- F. Community Planning Committee Representative Report – None.

6. INFORMATION ITEMS

A. Groundwork San Diego Chollas Creek <https://groundworksandiego.org/>

Information on Groundwork’s award of the Kresge Foundation Grant in supporting Climate Safe Neighborhoods and partnerships to make communities more resilient to extreme heat and flooding and making a difference in San Diego. Encouraging and engagement of community members, residents, stakeholders and the SSDPG Board Members to advocate and make a difference for improvements in the community, increased quality of life in a livable community to meet the needs of community members now and in the future.

Presented by: Patrice Baker, Community Outreach Director

B. Public Power San Diego Updates (<https://www.publicpowersd.org>)

The Mayor’s Office opened the auction for the electric and natural gas franchises on Sept. 23rd, despite City Council rejecting the franchise bid terms developed by the Mayor’s Office at its Aug. 6th meeting. Bids are due on Oct. 23rd. Community activists are urging the City Council to reject the bids.

Presented by: Bill Powers, principal of Powers Engineering and chairman of California Local Energy Advancing Renewables.

C. Engineering & Capital Projects, AC Water & Sewer Group 1052

This project is located in the Southeastern San Diego community area, council District 8 and includes open trench replacement, and trenchless method to upgrade the capacity of the sewer main to meet anticipated future peak flows. The new sewer system will meet current design standards and comply with EPA environmental requirements and mandates. See attached Fact Sheet.

Presented by: Jing DeBeliso, Project Engineer

D. Information on Measure B, a charter amendment that establishes an independent community-led commission on police practices.

Measure B will establish a new commission that will have its own staff, subpoena power, independent legal counsel, and the authority to investigate police officer misconduct, review complaints against officers, and make recommendations on police officer discipline, police policies, and Police Department legal compliance.

Presented by: Ariana Federico, Youth Organizer Mid-City CAN (Community Advocacy Network)
www.midcitycan.org/policeaccountability, Afederico@midcitycan.org

7. CONSENT ITEMS: None.

8. ACTION ITEMS

A. Project No. 660383; Gateway Cannabis Outlet

This project is trailed from the September 14, 2020 SSDPG meeting. The project consists of a storefront cannabis outlet to operate at 995 Gateway Center Way, Suite 107 and 108, San Diego, CA 92102 within an existing three-story, 42,530 square foot commercial building to operate a 2,995 outlet. The Development Services Department has completed the second review of the project referenced above, and described as a Process 3, Conditional Use Permit to operate Gateway Cannabis Outlet in Process 3, Conditional Use Permit on a 4.10-acre site in the IL-3-1 Zone within the Southeastern San Diego Planning Group area in Council District 9.

Presented by:

- Ben Kimbro, Director of Public Affairs, Harvest (applicant)
- Lauren Niehaus, Government Relations Specialist, Harvest (applicant)
- Abhay Schweitzer, San Diego architect for Harvest
- Adrian Kwiatkowski, San Diego consultant for Harvest

San Diego City Development Services, Cannabis information visit: www.sandiego.gov/cannabis

There were quite a few community member who joined the call to urge the SSDPG board members to not support the project. Before the item was heard both Aaron Magnana & Jasmine Mallen recused themselves.

Motion to not support Project No. 660383. MSC Taylor/Huntington 5-0-2 (Torio, Womack)

9. ADJOURNMENT

Southeastern San Diego Planning Group Zoom Meeting
Time: Oct 12, 2020 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/9159294322?pwd=SGlrSlowS1NXZXpqTIFsUDAYQml5Zz09>

Meeting ID: 915 929 4322
Passcode: 2LZq8x
One tap mobile
+14086380968,,9159294322#,,,,,0#,,821792# US (San Jose)
+16699006833,,9159294322#,,,,,0#,,821792# US (San Jose)

Dial by your location
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

Meeting ID: 915 929 4322
Passcode: 821792
Find your local number: <https://us02web.zoom.us/j/kdefgWnY8>

SOUTHEASTERN SAN DIEGO PLANNING GROUP

MINUTES

Monday, September 14, 2020, 6:00 p.m. – VIRTUAL MEETING DUE TO COVID-19

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Myron Taylor, Chair
(zach236@gmail.com), (760) 529-1009)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

This Planning Group covers the area south of the Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the border of National City, and west of Interstate 805. It includes the communities of Sherman Heights, Logan Heights, Grant Hill, Memorial, Stockton, Mount Hope, Mountain View, Southcrest, and Shelltown.

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS
Myron Taylor (Chair), Dale Huntington, Aaron Magagna, Jasmine Mallen, Terry Sullivan, Louise Torio, Kerry Wesson
[Not in attendance: Jaime Capella, Oscar Gomez, Chelsea Klaseus, Lamont Pargo, Ali Urguby, Reggie Womack]
2. ADOPT THE AGENDA
Motion to adopt the agenda without discussion of the minutes from March 9 and July 13, 2020. MSC Taylor/Torio 8-0-0
3. MEETING MINUTES REVIEW AND APPROVAL: Tabled to next meeting.
4. PUBLIC COMMENTS (the public may speak on matters not on the agenda, for a maximum of up to two minutes)

Louise Torio, Friends of the Villa Montezuma – Due to covid-19, the next interior tours of Vila Montezuma on October 17, 2020 may not happen. The Sherman Heights Community Center will have the Dia le los Muertos celebrations, but the public viewing times will be limited. We still hope to hold the “Permanent Victorians” walk of Mt. Hope Cemetery on Saturday, October 24, at 12:30 pm if the City allows.

Kerry Wesson said that the Museum of Man has been renamed the Museum of Us. All are encouraged to check out the museum on one of the Free Tuesdays.

Dale Huntington announced the food pantry for the Mount Hope Area by City Life Church is at his home near 42nd and Market. Call Dale at 619-839-9080 for more information.

Jasmine Mallen encourage people to attend the Logan Heights CDC resident leadership academy for community issues. You must be at least 14 years old to attend.

5. REPORTS
 - A. Elected Officials’ Staff Reports (Districts 4, 8, and 9)

District 4 – Gloria Cruz Cardenas discussed the successful cleanup in the Mountain View area. City Council will vote on September 15 for \$177,000 for Mountain View Park to redo the basketball and tennis courts. The southern part of the district has not had many capital improvement projects funded. Hopefully this can change in the future.

District 8 – Erik Henson said that three companies were bidding on the City of San Diego franchise agreement that was previously held by SDG&E. Input for the SANDAG Regional Transportation Program is desired, and he’s asked SANDAG to reach out to the planning groups. SDMTS has a zero bus emission program and has a pilot program for fare evasions.

District 9 – Not present

- B. City Departments – The SDPD Central Division will have a virtual Captain’s meeting on Wednesday, September 23, at 5:00 pm. This virtual meeting will be the first in six months due to covid.
- C. Civic San Diego – Not present
- D. Chair Report – No report
- E. CPC Representative Report – CPC is working on codes to include laws that have passed so that all codes are up to date and can be followed.

6. INFORMATION ITEM:

A. Engineering & Capital Projects Sewer and AC Water Group 793

The project is located in the Southeastern San Diego community area, Council District 8, and includes:

- Replace in place 1,750 linear feet of water main;
- Abandon 150 linear feet of existing water main;
- Replace in place 9,500 linear feet of sewer main;
- Installing 1,100 linear feet of new sewer main;
- Abandon 460 linear feet of existing sewer main;
- Improvements to streets, curb ramps and cross-gutters; and
- Use of best management practices (BMPs) for erosion control, storm drain inlet protection and restoration of disturbed areas to their original condition.

This project supports the City’s sustainability and climate action goals of reducing the City’s carbon footprint, increasing efficiencies, and improving quality of life.

The project is currently in the final design phase. Construction of this project will begin in Summer 2021 and will have an 18 month duration.

Presented by Bareaz Piromari, Project Engineer, and Elham Lotfi. Both projects A and B were discussed together.

Some pipes are over 100 years old. Replacing the 8-inch water main will prevent future breakdowns. There will be lane closures around active work zones. New ADA curb ramps will be installed. The project is in design now. By mid-2021 a contractor should be selected and construction can begin. Completion will be in 2022.

For Project 793A, final design will be complete in winter 2021, by mid-2022 a contractor will be selected and work will begin, and project completion is expected in early 2024.

Comments related to both projects included the following:

- These areas in Sherman Heights have a lot of traffic and a lack of parking. How will that be mitigated? There will be a traffic control plan by the contractor and will be approved by the City. The construction will go only one or two blocks at a time. Hours of work will be from 7:00 to 3:30 pm, so during when most people are at work.
- Will these projects upgrade all curbs with ADA curb cuts? No, only where there is a trench for this work will there be upgrades of curb ramps. Outside the project area there will be no changes.
- Due to multiple overlay of asphalt over the years, some curbs in this area are only 2 or 3 inches tall. Have these been evaluated on the west side for water runoff issues? No, but if you have a concern please use the Get It Done app to inquire so the City can check it out.
- What kind of oversight of the contractor can we expect? Elham is the project manager, so she will be monitoring the project. In addition there will be a Resident Engineer on the contractor's side.
- Some street have names stamped into the curb ramps going back more than 100 years. Will these historic stamps be preserved and incorporated back? Any historic curb stamps will need to be preserved.
- Is the project fully funded? Yes.

B. Engineering & Capital Projects, Sewer and AC Water Group 793A

This project is located in the Southeastern San Diego community area, Council District 8, and includes:

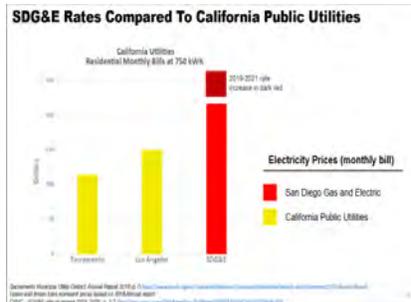
- Replace in place 3,960 linear feet of water main;
 - Tunneling of 1500 linear feet of water main;
 - Abandon 400 linear feet of existing water main;
 - Replace in place 12,520 linear feet of sewer main;
 - Installing 780 linear feet of new sewer main;
 - Rehabilitation of 160 linear feet of sewer main;
 - Abandon 630 linear feet of existing sewer main;
 - Improvements to streets, curb ramps and cross-gutters; and
 - Use of best management practices (BMPs) for erosion control, storm drain inlet protection and restoration of disturbed areas to their original condition.
- Construction: Winter 2022 through Spring 2023*

This project supports the City's sustainability and climate action goals of reducing the City's carbon footprint, increasing efficiencies, and improving quality of life.

The project is currently in the final design phase. Construction of this project will begin in Summer 2021 and will have an 18 month duration. See comments with above project.

C. Public Power San Diego (info@publicpoweredsd.org)

Presented by Bill Powers, consulting energy engineer, and Dr. Darwin Fishman, SDSU Sociology/Criminology Professor. SDG&E charges among the highest rates for power in the nation. The Public Power San Diego Campaign advocates for the creation of publicly owned, affordable gas and electricity for the City and residents of San Diego. The SDG&E 50-year franchise agreement contract with the city expires in January 2021 so now is the time to explore other options. With a different choice we might expect lower, more affordable electric bill for the consumer (for example, SDG&E charges \$100/month more than Sacramento’s municipal utility and \$75/month more than Los Angeles).



Public power would take this relationship from a monopoly to the City choosing its own power supply. SDG&E won't provide transmission. The City wants this process slowed down to not mess it up. The new agreement would be a 20-year franchise. SDG&E makes a million per day in profit from ratepayers and it doesn't pay for the franchise. SDG&E's rates are the highest in CA.

25% of the power sold in the state is from public utilities. Sacramento pays about half. Voted down 5-4 at City Council (Montgomery, Gomez, Moreno, Bry, and Sherman voted no). Mayor may do a work around. Want to extend the franchise so that we can do this slowly.

Dr. Darwin said that this is a racial justice issue because high utility rates hurt poor people and people of color most. He encourages all to become engaged and reach out to others.

7. CONSENT ITEMS: *None*

8. ACTION ITEMS:

A. Project No. 660383; Gateway Cannabis Outlet (Harvest)

The project consists of a storefront cannabis outlet to operate at 995 Gateway Center Way, Suites 107 and 108, San Diego, CA 92102, within an existing three-story, 42,530 square foot commercial building to operate a 2,995 outlet. The Development Services Department has completed the second review of the project referenced above, and described as a Process 3, Conditional Use Permit to operate Gateway Cannabis Outlet in Process 3, Conditional Use Permit on a 4.10-acre site in the IL-3-1 Zone within the Southeastern San Diego Planning Group area in Council District 9.

Presented by

- Ben Kimbro, Director of Public Affairs, Harvest (applicant)
- Lauren Niehaus, Government Relations Specialist, Harvest (applicant)
- Abhay Schweitzer, San Diego architect for Harvest
- Adrian Kwiatkowski, San Diego consultant for Harvest

San Diego Development Services Department Cannabis Information:

www.sandiego.gov/cannabis

Harvest House of Cannabis is headquartered in Tempe, AZ. It has 39 retail operations in 8 states. There are four currently operating in California (Grover Beach, Napa, Palm Springs, and Venice Beach). They expect to employ up to 25 people in San Diego. All jobs have employee benefits. Harvest seeks to be a business partner, and has a binding purchase agreement for the building in Gateway in which they seek to do business. They will take all safety and security measures as required by law, and there will be surveillance 24/7.

Abhay Schweitzer, architect for the project, discussed the status with DSD and the current plans for the site. They plan for a 42,000 sf business when two suites are converted into one suite. This location is not on the street, so there will be no foot traffic from people who just happen to walk by. The site will be ADA accessible. The project has gone through two rounds at DSD and is in the final stages of review, having cleared all major issues. The project was heard at the SSDPG June Projects subcommittee meeting (see those notes).

Harvest says they commit to being good community members. Staff volunteers in the community and they have a grant program to assist nonprofits. For the grant program they have reached out to a number of local organizations for potential future donations. (Because they reached out to the Friends of the Villa Montezuma, Louise Torio, who is chair of that organization, will not vote on this issue, so that there is no appearance of a conflict.)

Cannabis sales are now a legal business in California. While some planning group members individually are supportive of such businesses and some are not, the role of the planning group is to provide recommendations to the City about this project.

Comments related to this project included the following (names are best approximation due to this being a virtual meeting):

- Becky Rapp is not in favor of this business because it is too close to Family Medical Clinic
- Rev. Charles Alexander is strongly against this business locating here because it is too close to the medical clinic and Mount Hope already has enough challenges with crime and drug use. There was a shooting at Mount Hope just two weeks ago. Rev. Alexander wants Harvest to do more outreach into the community to understand the concerns of its potential neighbors. He believes that he can get 1,000 signature of area residents who do not want to see this business move in.
- Sam Studer has concerns with Harvest in Cincinnati, which apparently took control of a minority-owned business and had two hostile employees who did illegal things. Sam also said that he's heard that Harvest may sell out to High Times and transfer all holdings to that entity. He would want to say Harvest can't sell for five years. Also, the posting of the notification of this business was on the

For Rent signage and not near the two front doors where Didn't post the application on the two front doors where people can see it. The current renters in the office space have no history of being contacted by Harvest, which is especially important if Harvest is purchasing the building and will be their landlord. Sam said that he noticed everyone in the building and that "if cannabis moves in, the psychiatrist moves out."

The architect said that the San Diego Municipal Code requires that they post on the property line, which is why the notice was posted on the signage and not on the building. Lauren from Harvest said that the news stories don't get the information correct but that she can't discuss the employee lawsuit that is ongoing. She said that there was a settlement in the Cincinnati issue. She said that at the end of June Harvest disposed of some assets to High Times, but they will not be selling this property or business. Harvest follows strict regulatory framework and the letter of the law.

- Terry Sullivan asked how many tenants are currently in the Gateway building if Harvest takes ownership. If tenants have long-term lease agreements these leases would transfer to Harvest. Any tenant who has an objection to a cannabis business should be allowed to leave if this is a problem for them. Adrian said that they will reach out to the stakeholders in the building.
- Ann on the phone asked if consultant Adrian Kwiatkowski was running for City Council District 3 to replace Chris Ward. Adrian said he was running, but decided to end his campaign in March and is no longer running.
- Dale Huntington said that as a minister he spends time with people in addiction, and he believes this location is too close to the Golden Bloom dispensary, which is only about half a mile away. Also, this is 0.2 miles from Dennis V. Allen Park. [Because of natural and manmade divisions like canyons and roadways, the City says this location meets the distance requirement.]
- Robin Adams is a manager in the Gateway building, and thought only four dispensaries were allowed per Council district. [This was changed several years ago.]
- Kerry Wesson asked if the Harvest support of local nonprofits was a one-time donation or if they support organizations on an annual basis. Harvest (Adrian) answered that with covid-19 it was a challenge to do outreach in person, and this was just the start of the Harvest pledge of support for local nonprofits. He said that Harvest expects to make donations in the range of \$500 - \$1000.
- Jasmine Mallen asked about Harvest's social equity plan and how it functions. Lauren said that The Last Prisoner Project helps prepare formerly incarcerated people who were jailed for cannabis usage for jobs in the cannabis industry.

Because the meeting ran long and the SSDPG lost its quorum, this item will be tabled until the October 12, 2020, Board meeting.

9. ADJOURNMENT

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">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: Gateway MO **Project No. For City Use Only:** _____

Project Address: 955 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 200428610212
 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.

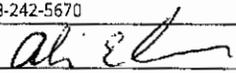
Property Owner

Name of Individual: Gateway SMP, LLC Owner Tenant/Lessee Successor Agency

Street Address: 6950 Amber Lane

City: Carlsbad State: CA Zip: 92009

Phone No.: 858-242-5670 Fax No.: 760-652-6089 Email: ali@aliehsan.com

Signature:  Date: 04/15/2020

Additional pages Attached: Yes No

Applicant

Name of Individual: Harvest of San Diego, LLC Owner Tenant/Lessee Successor Agency

Street Address: 1155 W Rio Salado Parkway, Suite 201

City: Tempe State: AZ Zip: 85281

Phone No.: 480-417-6781 Fax No.: _____ Email: swhite@harvestinc.com

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

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**Secretary of State
Statement of Information
(Limited Liability Company)**

LLC-12

**ATTACHMENT 12
21-B03116**

FILED

In the office of the Secretary of State
of the State of California

FEB 24, 2021

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

GATEWAY SMP LLC.

2. 12-Digit Secretary of State File Number

200428610212

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 5710 La Jolla Mesa Dr	City (no abbreviations) La Jolla	State CA	Zip Code 92037
b. Mailing Address of LLC, if different than item 4a 5710 La Jolla Mesa Dr	City (no abbreviations) La Jolla	State CA	Zip Code 92037
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 5710 La Jolla Mesa Dr	City (no abbreviations) La Jolla	State CA	Zip Code 92037

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Mohammad	Middle Name	Last Name Ehsan	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 5710 La Jolla Mesa Dr	City (no abbreviations) La Jolla	State CA	Zip Code 92037

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Ali	Middle Name	Last Name Ehsan	Suffix Esq.
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 1388 Kettner Boulevard, Unit 3303	City (no abbreviations) San Diego	State CA	Zip Code 92101

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company Real Estate
--

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)		State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

02/24/2021

Ali Ehsan Esq.

Chief Legal Officer

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS BEFORE COMPLETING.](#))

Name: []

Company:

Address:

City/State/Zip: []

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

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

Project Title: Gateway MO Project No. For City Use Only: _____

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

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

Corporation Limited Liability-or- General - What State? California Corporate Identification No. 200428810212
 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: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: Harvest of San Diego, LLC Owner Tenant/Lessee Successor Agency

Street Address: 1155 W Rio Salado Parkway, Suite 201

City: Tempe State: AZ Zip: 85281

Phone No.: 480-417-6785 Fax No.: _____ Email: steve@harvestinc.com

Signature: _____ Date: 02/27/2020

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

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	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">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: Gateway MO Project No. For City Use Only: _____

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

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 200428610212

Partnership Individual

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Property Owner

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

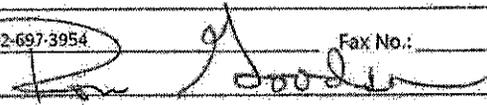
Applicant

Name of Individual: Ron Goodson Owner Tenant/Lessee Successor Agency

Street Address: 1155 W Rio Salado Parkway, Suite 201

City: Tempe State: AZ Zip: 85281

Phone No.: 602-697-3954 Fax No.: _____ Email: rgoodson@harvestinc.com

Signature:  Date: 02/27/2020

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

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	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
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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: Gateway MO **Project No. For City Use Only:** _____
Project Address: 995 Gateway Center Way, Sultes 107 & 108, San Diego, CA 92102

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 200428610212
 Partnership Individual

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Property Owner

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

Applicant

Name of Individual: Touraj Jason Vedadi Owner Tenant/Lessee Successor Agency
 Street Address: 1155 W Rio Salado Parkway, Suite 201
 City: Tempe State: AZ Zip: 85281
 Phone No.: 480-669-7060 Fax No.: _____ Email: jason@harvestinc.com
 Signature: _____ Date: 02/27/2020
 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

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	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
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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: Gateway MO **Project No. For City Use Only:** _____

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

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 200428610212
 Partnership Individual

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Property Owner

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

Applicant

Name of Individual: Leo Jaschke Owner Tenant/Lessee Successor Agency

Street Address: 1155 W Rio Salado Parkway, Suite 201

City: Tempe State: AZ Zip: 85281

Phone No.: 303-829-2093 Fax No.: _____ Email: ljaschke@harvestinc.com

Signature: _____ Date: 02/27/2020

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

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	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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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: Gateway MD **Project No. For City Use Only:** _____
Project Address: 995 Gateway Center Way, Suits 107 & 108, San Diego, CA 92102

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability Co. General - What State? California Corporate Identification No. 200428610212
 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: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Eroy Sallor Owner Tenant/Lessee Successor Agency
 Street Address: 1155 W Rio Salado Parkway, Suite 201
 City: Tempe State: AZ Zip: 85281
 Phone No.: 703-855-2338 Fax No.: _____ Email: esallor@harvestinc.com
 Signature: _____ Date: 02/27/2020
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

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

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

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

Corporation Limited Liability General - What State? California Corporate Identification No. 200428610212

Partnership Individual

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Property Owner

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

Applicant

Name of Individual: Steve White Owner Tenant/Lessee Successor Agency

Street Address: 1155 W Rio Salado Parkway, Suite 201

City: Tempe State: AZ Zip: 85281

Phone No.: 480-417-6781 Fax No.: _____ Email: steve@harvestinc.com

Signature: _____ Date: 02/27/2020

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

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	Secretary of State Statement of Information (Limited Liability Company)	LLC-12
		91 <i>GI</i>

IMPORTANT — This form can be filed online at bizfile.sos.ca.gov.
 Read instructions before completing this form.
Filing Fee — \$20.00
Copy Fees — First page \$1.00; each attachment page \$0.50;
 Certification Fee — \$5.00 plus copy fees

FILED
 Secretary of State
 State of California
 FEB 24 2020

2/20/20
 Above Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

Harvest of San Diego, LLC

2. 12-Digit Secretary of State Entity (File) Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
2 0 1 8 1 2 5 1 0 0 1 0	

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 12555 Jefferson Blvd, Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90066
b. Mailing Address of LLC, if different than Item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)
 If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 6a and 6c (leave Item 6b blank). If the manager/member is an entity, complete Items 6b and 6c (leave Item 6a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and address(es) on Form LLC-12A.

a. First Name, if an Individual - Do not complete Item 6b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 6a Harvest Enterprises, Inc.			
c. Address 1155 W. Rio Salado Parkway, Suite 201	City (no abbreviations) Tempe	State AZ	Zip Code 85281

6. Service of Process (Must provide either Individual OR Corporation.)
 INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b Registered Agent Solutions, Inc. C2392069

7. Type of Business
 Describe the type of business or services of the Limited Liability Company
Retail

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign

1/14/2020 **Steve White** Authorized Representative
 Date Type or Print Name of Person Completing the Form Title

Signature: 