

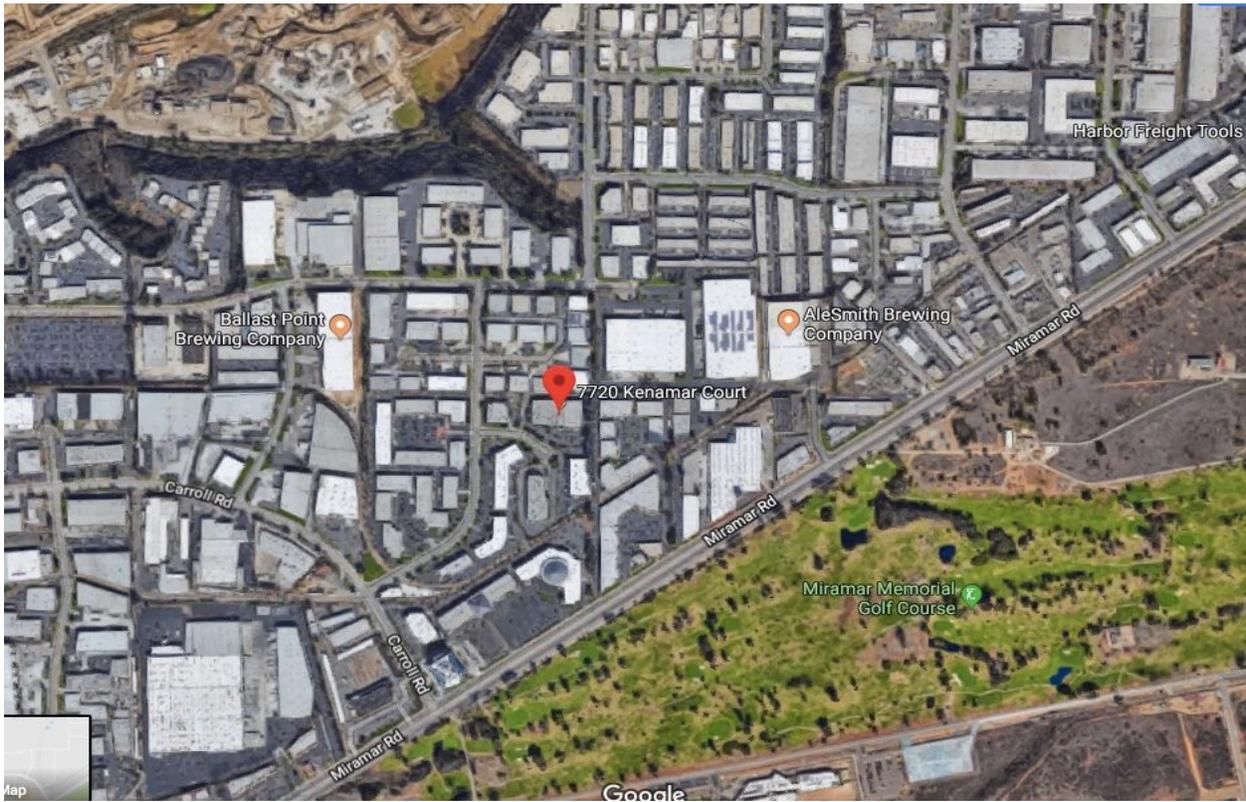
**Marijuana Production Facility Applicant #585092  
at 7720 Kenamar Ct  
Response to Questionnaire Provided by the Mira Mesa Planning Group**

**1. Description of location and building type**

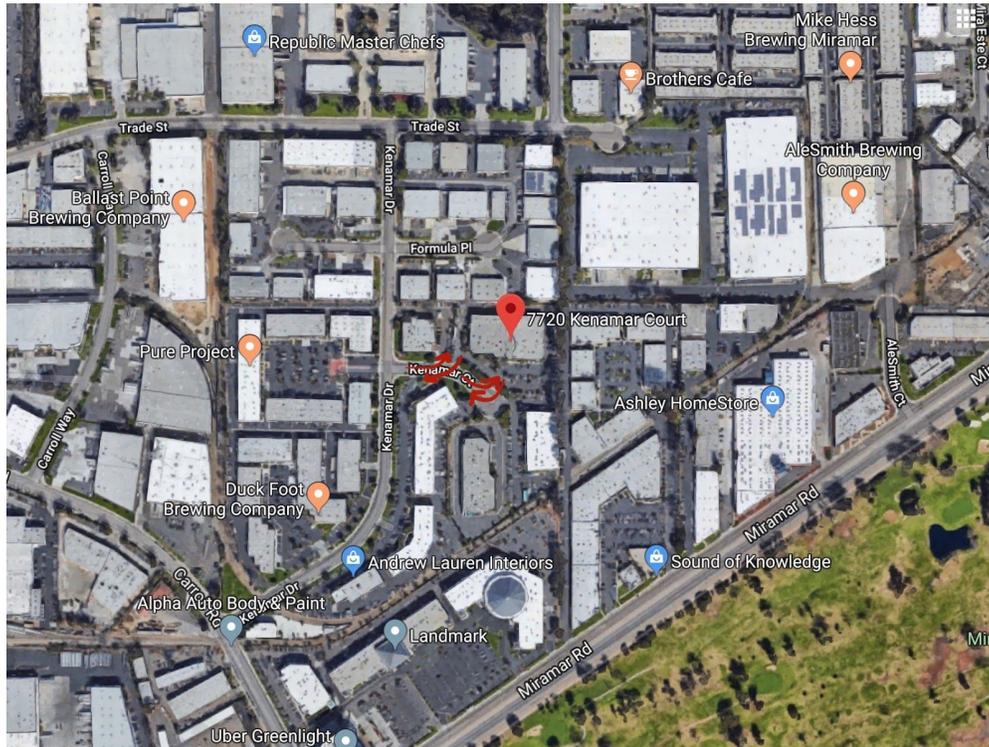
Freestanding 60,431 Square foot Industrial building. Situated on approximately 2.78 acres. 50% office; 50% warehouse; office is 2 stories; 7 oversized grade level doors; Concrete tilt, steel frame, glass curtain wall; 277/480v Power; 22' clear height in warehouse; Fully sprinklered; 3.4/1,000 parking ratio; Miramar Industrial submarket location; immediate freeway access; Built in 1985; recently renovated;

**a. Show position on a Google map, both satellite view and street view if possible**

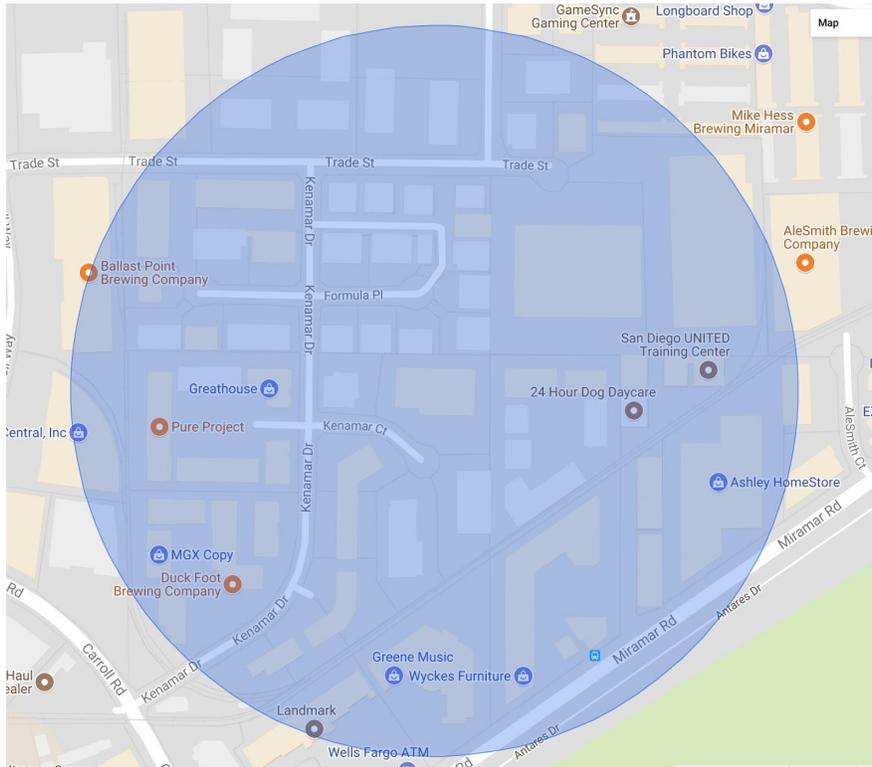




b. Indicate what streets will provide ingress and egress to the facility.  
The building can be accessed through Kenamar Ct.



c. Show nearby businesses on the Google map (a basis for item 2 questions)



**2. Compatibility with nearby businesses**

- a. *List nearby businesses with their names and the nature of their business.*

See attached Excel Sheet

- b. *Are there any minor-oriented businesses or other businesses prohibited within 1000 feet? If so, what are they and where are they located?*

No sensitive uses within 1,000 feet.

- c. *Are there any other nearby businesses that could be negatively affected? If so, how would you mitigate the problem?*

There are no businesses that would be affected.

- d. *Are there any covenants or restrictions on the property that would prevent the proposed use? For example, some business parks have their own rules against Marijuana production.*

There are no covenants or restrictions that would prevent the proposed use.

**3. Odor control**

- a. *Do HVAC installations provide the capability for filtration of the building exhaust?*

The climate control HVAC systems used by the marijuana production facility will include energy efficient industrial air filtration systems, that will filter the odors and other fumes through industrial grade carbon filters prior releasing the air outside of the building.

- b. *Are there any provisions or plans for monitoring emissions from the production facilities? If so, what are they?*

The energy use survey and climate action plan being produced as part of this project will include energy and emissions estimates for the HVAC systems. As part of the climate action plan, we will need to monitor and maintain these systems to ensure that emissions stay consistent with the energy use and emissions outlined in the energy use and climate action plan.

We will develop and implement an odor control plan including odor control technologies which we plan to utilize on the premise. Odor measurement technologies shall be utilized periodically to test for odors.

- c. *Will you ensure that no odors can be detected outside of your building?*

Additional odor abatement measures shall be implemented if the volume of the odorous air detected is measured at one (1) or more volumes of odorous air diluted with seven (7) or more volumes of odor-free air, as measured by any instrument, device, or method designated by the Air Resource Board to be used in the determination of the intensity of an odor, or if there is a valid and verifiable odor complaint submitted to the city or the business.

#### 4. *Traffic and parking impacts*

- a. *What are the parking requirements for the proposed use, and will you meet the requirements?*

We have 181 available parking spots, which is compliant with city regulations

- b. *How much traffic will the business generate? How does this compare with other nearby businesses?*

Since we are pursuing a manufacturing license and NOT retailing, the business will not generate retail traffic. This location will have less than 20 employees, and we anticipate no more than six employees, on average, being present at the facility at any given time..

#### 1. *Security*

1. *Describe the security procedures to be implemented.*

We will develop and implement a security plan as described below:

At a minimum, the security plan shall include a description of the security measures to be taken to:

(a) Prevent access to the manufacturing premises by unauthorized personnel and protect the physical safety of employees. This includes, but is not limited to:

(1) Establishing physical barriers to secure perimeter access and all points of entry into a manufacturing premises (such as locking primary entrances with commercial-grade, non-residential door locks, or providing fencing around the

grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems);

(2) Installing a security alarm system to notify and record incident(s) where physical barriers have been breached;

(3) Establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors;

(4) Maintaining the premises such that visibility and security monitoring of the premises is possible; and

(5) Establishing procedures for the investigation of suspicious activities.

(b) Prevent against theft or loss of cannabis and cannabis products. This includes but is not limited to:

(1) Establishing an inventory system to track cannabis and cannabis products and the personnel responsible for processing it throughout the manufacturing process;

(2) Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties;

(3) Supervising tasks or processes with high potential for diversion (including the loading and unloading of cannabis transportation vehicles);and

(4) Providing designated areas in which personnel may store and access personal items.

### **Video Surveillance.**

(a) At a minimum, licensed premises shall have a digital video surveillance system with a minimum camera resolution of 1280 × 720 pixels. The video surveillance system shall be able to effectively and clearly record images of the area under surveillance.

(b) The video surveillance system shall be accessible via remote access by the licensee.

(c) To the extent reasonably possible, all video surveillance cameras shall be installed in a manner that prevents intentional obstruction, tampering with, and/or.

(d) Areas that shall be recorded on the video surveillance system include the following:

(1) Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises;

(2) Limited-access areas;

(3) Security rooms;

(4) Areas containing surveillance-system storage devices shall contain at least one camera to record the access points to such an area; and

(5) The interior and exterior of all entrances and exits to the premises.

(e) The surveillance system shall record continuously 24 hours per day and at a minimum speed of 15 frames per second.

(f) All recording and monitoring equipment shall be located in secure rooms or areas of the premises in an access-controlled environment.

All surveillance recordings shall be kept on the licensee's recording device for a minimum of 90 days.

(h) All video surveillance recordings are subject to inspection by the Department and shall be copied and sent, or otherwise provided, to the Department upon request.

(i) The video recordings shall display the current date and time of recorded events. Time is to be measured in accordance with the U.S. National Institute of Standards and Technology standards. The displayed date and time shall not significantly obstruct the view of recorded images.

2. *How much cash will be maintained onsite, and how is security provided for it?*

Because this is a manufacturing facility, we will not have cash on hand, and no cash will be stored onsite. Cash shall be transported with security guard for quantities over \$10,000.

3. *Who will provide security; employees of the dispensary or "professional security companies"?*

A Professional Security Company specializing in cannabis business security.

2. *Land use and zoning regulations*

1. *Describe any required deviations and/or variances.*

There are no deviations nor variances.