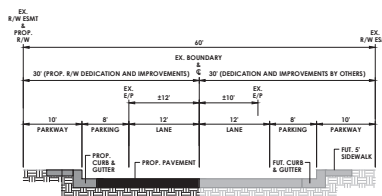
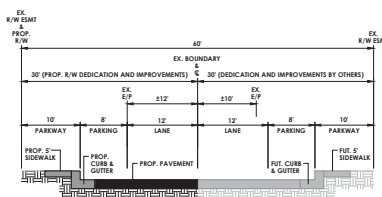
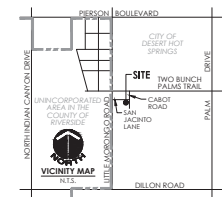


ABBREVIATIONS

(E)	EAST	(N)	NORTH	(S)	SOUTH	(W)	WEST	(AC)	ASPHALT CONCRETE	(A/C)	AREA	(APN)	ASSASSOR'S PARCEL NUMBER	(C&G)	CURB AND GUTTER	(E/P)	EDGE OF PAVEMENT	(E)	EASTING	(GFA)	GROUND FLOOR AREA	(M&B)	MAP BOOK	(MIN)	MINIMUM
(N.T.S.)	NOT TO SCALE	(O.V.)	OVERHEAD	(O.P.)	OPEN SPACE / PARKS	(P.D.)	PEDREGIAN	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED	(P.C.)	PROPOSED

LEGEND

(E)	EXISTING SPOT ELEVATIONS	(E)	EXISTING OVERHEAD TELEPHONE
(E)	EXISTING CONTOURS	(E)	EXISTING RIGHT OF WAY
(E)	EXISTING EASEMENT DATA	(E)	EXISTING SEWER
(E)	EXISTING CABLE	(E)	EXISTING SEWER FORCE MAIN
(E)	EXISTING CITY / COUNTY LINES	(E)	EXISTING WATER
(E)	EXISTING IRRIGATION DRAIN LINE	(E)	PROPOSED PHASE BOUNDARY
(E)	EXISTING EASEMENT	(E)	PROPOSED BUILDING (GREENHOUSE / HEADHOUSE)
(E)	EXISTING ELECTRIC	(E)	PROPOSED AND EXISTING CENTER LINE
(E)	EXISTING GAS	(E)	PROPOSED CURB OR E/P
(E)	EXISTING IRRIGATION	(E)	PROPOSED EASEMENT
(E)	EXISTING LOT LINE	(E)	PROPOSED FENCE
(E)	EXISTING EDGE OF PAVEMENT	(E)	PROPOSED RETENTION BASIN
(E)	EXISTING TELEPHONE	(E)	PROPOSED RIGHT OF WAY
(E)		(E)	PROPOSED WATER LINE
(E)		(E)	PROPOSED STORM DRAIN LINE



IN THE CITY OF DESERT HOT SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT
PROPOSED SITE PLAN

EXHIBIT DATE: APRIL 28, 2014

DATA TABLE

AFFPLICANT:

BLACK PEPPER VENTURES II, LLC

ADDRESS:

2121 EAST VIA BURTON
ANAHEIM, CALIFORNIA 92806

CONTACT:

CHRS JONES

TELEPHONE: (949) 933-5077

LAND OWNER:

BLACK PEPPER VENTURES II, LLC

ADDRESS:

2121 EAST VIA BURTON
ANAHEIM, CALIFORNIA 92806

CONTACT:

CHRS JONES

TELEPHONE: (949) 933-5077

EXHIBIT PREPARER:

MSA CONSULTING, INC.

ADDRESS:

34200 BOB HOPE DRIVE
RANCHO MIRAGE, CALIFORNIA 92270

CONTACT:

PAUL DEPALATIS

TELEPHONE: (760) 320-9811

SOURCE OF TOPOGRAPHY:

INLAND AERIAL SURVEYS, INC.

ADDRESS:

7117 ARLINGTON AVENUE, SUITE "A"
RIVERSIDE, CALIFORNIA 92503

DATE OF TOPOGRAPHY:

APRIL 28, 2015

TELEPHONE: (951) 687-4252

ASSESSOR'S PARCEL NUMBER:

645-030-037

LEGAL DESCRIPTION:

PARCEL NO. 20 AS SHOWN ON FILE IN BK. 21, PG. 55 OF RECORDS OF SURVEY,
N/A PORTION OF THE NE 1/4 OF THE NW 1/4, SEC. 1, T.3S., R.4E., S.8M.

LAND USE DATA:

	S.F.	ACREAGE
GROSS ACREAGE:	109,714 SF	2.52 AC.
SAN JACINTO LANE AND CABOT ROAD R/W IMPROVEMENT DEDICATION	19,291 SF	0.44 AC.
NET ACREAGE:	90,423 SF	2.08 AC. (100%)

CULTIVATION FACILITY BUILDING:

40,438 SF

0.93 AC. (45%)

**ACCESS ROADS, PARKING, SIDEWALKS, TRASH ENCLOSURE
AND EQUIPMENT PADS**

25,127 SF

0.58 AC. (28%)

LANDSCAPE AREAS AND RETENTION BASIN

24,858 SF

0.57 AC. (27%)

ONSITE PARKING DATA:

CULTIVATION AREA WITHIN THE CULTIVATION FACILITY (40,438 SF / 1 STALL PER 2,500 SF)	17 STALLS
OFFICE AREA WITHIN THE CULTIVATION FACILITY (645 SF / 1 STALL PER 250 SF)	3 STALLS
TOTAL PARKING REQUIRED	20 STALLS
TOTAL PARKING PROVIDED	21 STALLS (WITH 2 HANDICAP STALLS)

EXISTING ZONING:

LIGHT INDUSTRIAL (I-L)

PROPOSED ZONING:

LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN LAND USE:

LIGHT INDUSTRIAL (I-L)

PROPOSED GENERAL PLAN LAND USE:

LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

SURROUNDING USES:

NORTH:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
SOUTH:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
EAST:	LIGHT INDUSTRIAL (I-L) - UNDEVELOPED LAND
WEST:	LIGHT INDUSTRIAL (I-L) - INDUSTRIAL BUILDING

PUBLIC UTILITY SURVEYORS:

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.	800-864-8123
GAS: THE GAS COMPANY / SEMPER ENERGY	709-335-7425
TELEPHONE: VERIZON COMPANY	800-463-5000
WATER: MISSION SPRINGS WATER DISTRICT	760-329-6448
CABLE: TIME WARNER CABLE	760-324-1312
SEWER: MISSION SPRINGS WATER DISTRICT	760-329-6448
USA: UNDERGROUND SERVICE ALERT	800-227-2400

FEMA FLOOD ZONE DESIGNATION:

ZONE AO - FLOOD DEPTH OF 1 FOOT (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE
DEPTH DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING; VELOCITIES ALSO DETERMINED.
AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 885 OF 3805;
FIRM NUMBER: 06065C0885C; EFFECTIVE DATE: AUGUST 28, 2008

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MSA CONSULTING, INC.

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