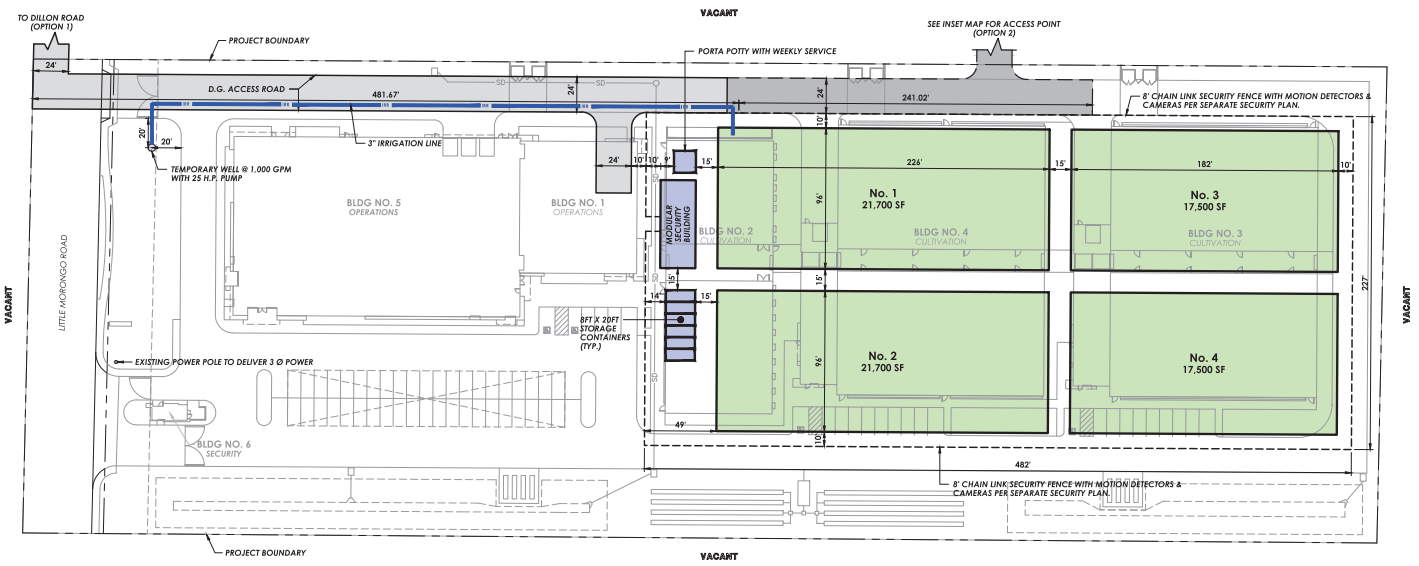
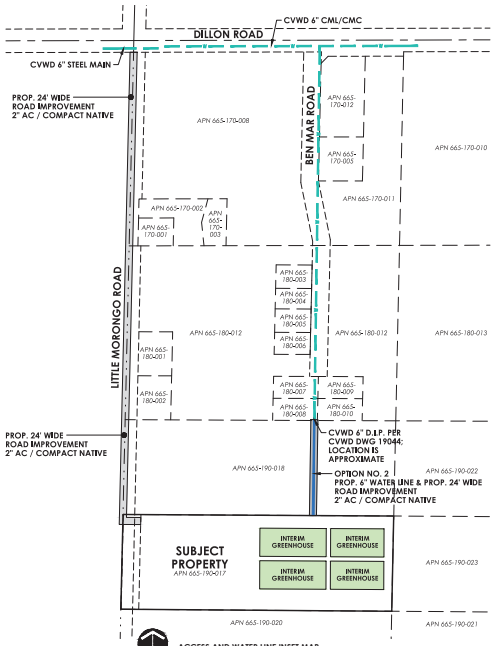
IN THE CITY OF DESERT HOT SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

GFARMA LABS INTERIM SITE PLAN

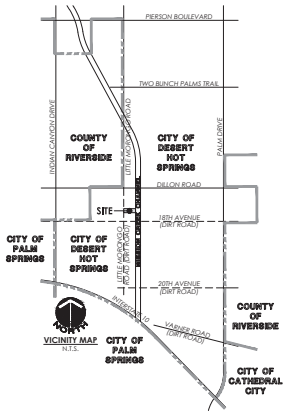
EXHIBIT DATE: MAY 11, 2016





Legend:

- Interim Greenhouse
- Temporary D.G. Access Road (Option 1)
- Temporary D.G. Access Road (Option 2)



DATA TABLE

APPLICANT / LAND OWNER:	GFARMALABS LIMITED		
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901		
CONTACT:	DR. CRISTINA GONZALEZ	**TELEPHONE:**	(714) 495-2643
APPLICANT / LAND OWNER:	GFARMALABS LIMITED		
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901		
CONTACT:	DR. CRISTINA GONZALEZ	**TELEPHONE:**	(714) 495-2643
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
ASSESSOR'S PARCEL NUMBER:	665-190-017		
LEGAL DESCRIPTION:	A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		

LAND USE DATA:	**S.F.**	**ACREAGE**
GROSS ACREAGE	298,961 SF	6.86 AC
LITTLE MORONGO ROAD PUBLIC STREET DEDICATION	17,779 SF	0.41 AC
NET ACREAGE	281,182 SF	6.45 AC (100%)
INTERIM BUILDING NO. 1 - GREENHOUSE	21,700 SF	
INTERIM BUILDING NO. 2 - GREENHOUSE	21,700 SF	
INTERIM BUILDING NO. 3 - GREENHOUSE	17,500 SF	
INTERIM BUILDING NO. 4 - GREENHOUSE	17,500 SF	

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 LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)

PUBLIC UTILITY PURVEYORS:		
	ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.	800-684-8123
	GAS: THE GAS COMPANY / SEMPRA ENERGY	909-335-7625
	TELEPHONE: VERIZON COMPANY	800-483-5000
	WATER: MISSION SPRINGS WATER DISTRICT	760-329-6448
	CABLE: TIME WARNER CABLE	760-340-1312
	SEWER: COACHELLA VALLEY WATER DISTRICT	760-329-6448
	USA: UNDERGROUND SERVICE ALERT	800-227-2600

FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FIRM NUMBER: 06065C0895G; EFFECTIVE DATE: AUGUST 28, 2008

Purpose:

As an optional component of its CUP application, GFarmaLabs proposes to operate several interim, natural light, cultivation greenhouses while designing and constructing its permanent cultivation buildings. The purpose of the interim facility is to allow the applicant to start generating revenue to fund the cost of construction and also bring taxable income on line for the City more quickly. Upon completion of the permanent cultivation buildings, operations would relocate and the interim facility would be retired and dismantled, retired and dismantled.

Characteristics:

The interim facility would include the following characteristics:

- Fully enclosed natural light greenhouses
- Secured with 8' high chain link security fencing
- Visually screened to obscure views from outside the structure
- Equipped with high definition night vision cameras capable of providing full facial recognition
- Single point, access controlled entry point
- 24/7 on-site security personnel
- Decomposed granite access road aligned with future driveway

Representative Interim Cultivation Facility

GFarmaPark
a GFarmaBrands Company

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
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