



March 1, 2017

Mayor Scott Matas  
Councilman Joe McKee  
Councilman Russell Betts  
Councilwoman Anayeli Zavala  
Councilwoman Yvonne Parks  
City of Desert Hot Springs  
65950 Pierson Blvd.  
Desert Hot Springs, CA 92240

RE: BlackStar Industrial Cultivation Project – Future Corridor Study Session

Dear Mayor Matas:

The purpose of this letter is to address the upcoming March 7, 2017 Study Session regarding the I-10 Corridor Study. We currently own a 28.18-acre parcel (APNs: 666-370-012, 013, 014 & 015) located on 19<sup>th</sup> Street between N. Indian Canyon Dr. and Calle de los Ramos. We have been working with the City, Water District, and the Utility Companies for over a year on the design of our project and on January 19<sup>th</sup>, 2017 the City "Deemed our Application Complete" (letter attached). Staff is currently working on the Conditions of Approval and the CEQA documents. Staff has informed us that our project is likely going to the Planning Commission this coming April.

Our proposed Marijuana Cultivation Campus will consist of a 4-phase, 5-building, 621,920 square foot indoor cultivation project. If approved, our company is in a position to immediately start construction of Phase 1 which includes the signalization of the intersection N. Indian Canyon Dr. and 19<sup>th</sup> Street and the future construction of 19<sup>th</sup> Street and Calle de los Ramos adjoining our property.

We believe the BlackStar Industrial Cultivation Campus provides great benefits to the City of Desert Hot Springs including future infrastructure improvements and when completed will provide over \$4,000,000 of annual cannabis and property tax revenue.

Desert Hot Springs should expect substantial employment increases. During the construction phases over 150 new construction jobs will be created not to mention millions of dollars spent on construction materials. The BlackStar Industrial Campus will create an estimated 500 new permanent employees which will in turn create strong demand for housing, goods and services throughout the City of Desert Hot Springs.

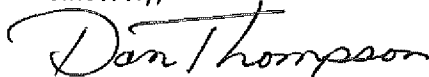
As our property relates to the Corridor Study Session, we are located outside the proposed freeway corridor band (Study Area No. 1) and outside the 1,000 ft. radius band (Study Area No. 2). However, the 2,000 ft. radius band intersects our property (Study Area No. 3). We have invested

over \$5,000,000 to date in the proposed campus and upon completion the estimated construction budget will exceed \$60,000,000.

We have three requests of the City Council. First, vote against the proposed "Urgency Interim Zoning Ordinance"/Moratorium. Second, should the ordinance pass, exclude Study Area No. 3 from the ordinance. Third, should the Ordinance pass including all three Study Areas, exempt the Blackstar Industrial properties 28.18 acres based its receipt of its Conditional Use Permit Application status as being "Deemed Complete" and it's therefore Vested Rights.

We look forward to working with the City Staff and the City Council to get this project approved, constructed and operational. Please contact me with any questions,

Sincerely,

A handwritten signature in black ink that reads "Dan Thompson". The signature is fluid and cursive, with the first name "Dan" and last name "Thompson" clearly legible.

Daniel Thompson

CEO

Blackstar Industrial Properties



# City of Desert Hot Springs

65-950 Pierson Blvd. • Desert Hot Springs • CA • 92240

(760) 329-6411

[www.cityofdhs.org](http://www.cityofdhs.org)

January 19, 2017

Black Star Industrial Properties, LLC  
Laurie Holcomb  
20201 SW Birch Street, Suite 199  
Newport Beach, CA 92660

Re: Conditional Use Permit No. 02-17  
Medical Marijuana Cultivation Facility on APN: 666-370-012, 013, 014, 015

Dear Mrs. Holcomb,

On 22 December 2016 you submitted an application for a Conditional Use Permit to establish a Medical Marijuana Cultivation Facility at the above location. The applications and associated materials have been reviewed by the City's Planning Department. Based on that review, your Conditional Use Permit application has been deemed COMPLETE.

Feel free to contact with any questions at 760-329-6411, ext 258 or at [dmcvey@cityofdhs.org](mailto:dmcvey@cityofdhs.org)

Sincerely,

Daniel McVey  
Assistant Planner

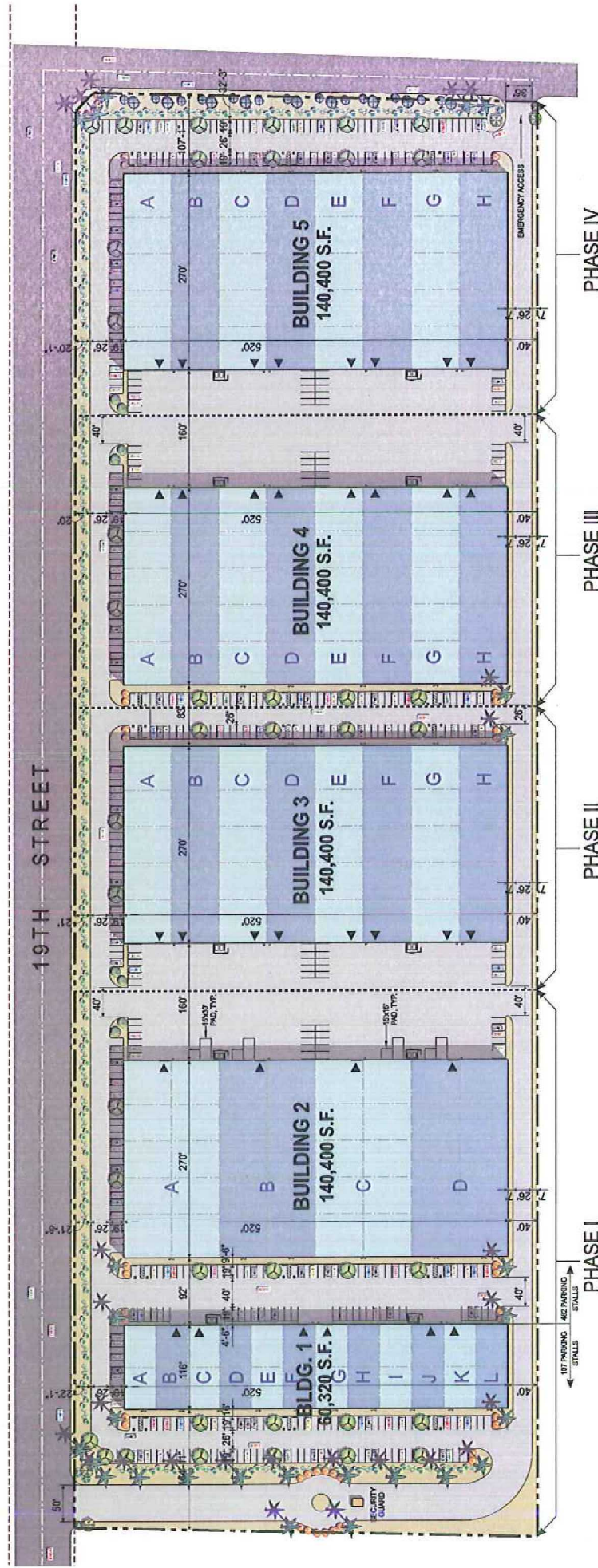
Cc: [rdorame@blackstarfinancial.com](mailto:rdorame@blackstarfinancial.com)  
[eluther@blackstarfinancial.com](mailto:eluther@blackstarfinancial.com)



## Indian Canyon Dr. and 19th Street

DESERT HOT SPRING, CA





#### Legend

- TENANT SPACE
- TENANT SPACE
- PHASE LINE
- DRIVE THRU DOOR
- CO2 PAD 15' x 15'
- CHILLER PAD 15' x 30'

#### Aerial Map



## Indian canyon Dr. & 19th St.

DESERT HOT SPRING, CA

GOLD FLORA FARMS  
CALIFORNIA GROWN

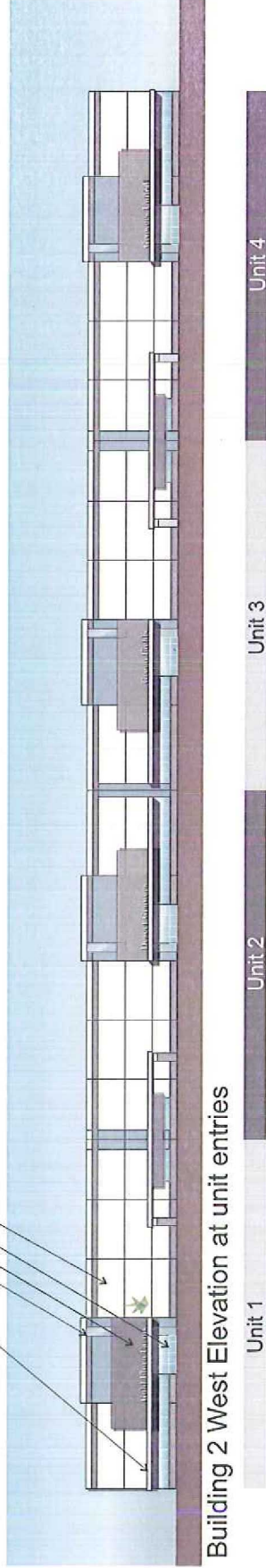
### CONCEPTUAL COLORED SITE PLAN

Job No. 1620700

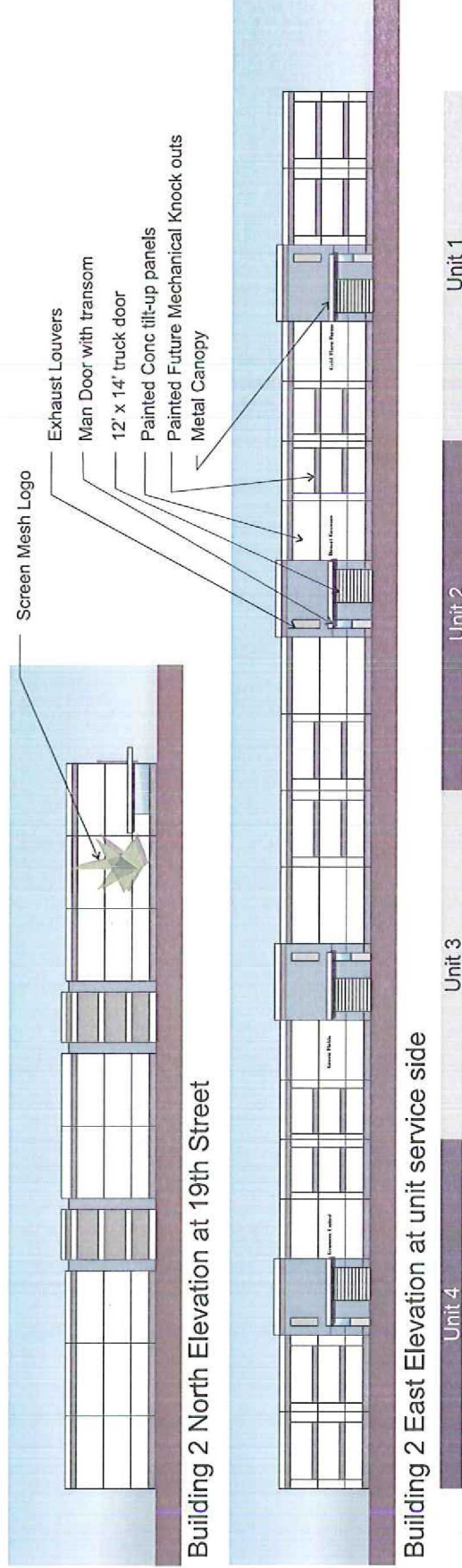
11.15.2016



- Metal Canopy
- Glass Panel on Concrete panel
- Steel Mesh panel
- Glass & Aluminum Storefront
- Painted Conc tilt-up panels



Building 2 West Elevation at unit entries



Building 2 North Elevation at 19th Street

Building 2 East Elevation at unit service side

## BlackStar Growers Grove

### Building 2 Elevations

Alternate 2 with Blue