

**PRELIMINARY EARTHWORK**  
RAW CUT.....2,050 CY  
RAW FILL.....1,000 CY  
RAW EXPORT.....1,050 CY

**EARTHWORK ASSUMPTIONS**  
(PRELIMINARY GEOTECHNICAL REPORT NOT AVAILABLE AT THE TIME OF EARTHWORK CALCULATIONS. ASSUMPTIONS ARE BASED ON A GEOTECHNICAL REPORT FOR NEARBY PROJECT)  
**SUBSIDENCE- 0.15'**  
**SHRINKAGE- 15%**  
**BUILDING OVER-EXCAVATION - 3'**  
**AC PAVEMENT OVER-EXCAVATION- 1'**  
**AC PAVEMENT SECTION- 7'**

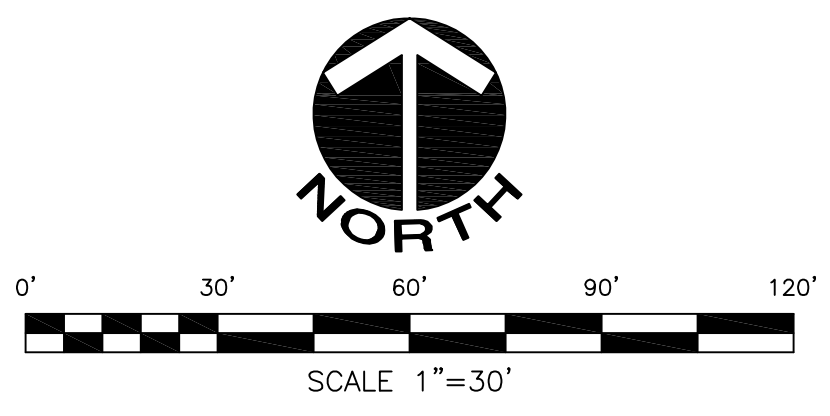
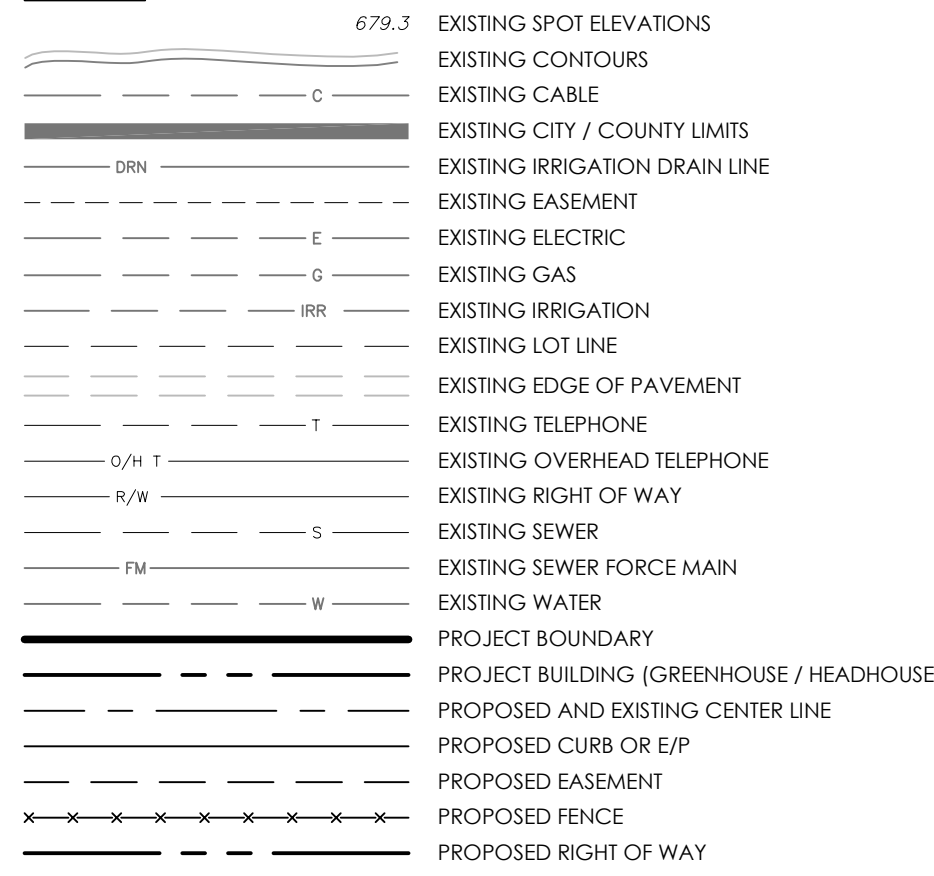
**PAVING LEGEND**



**ABBREVIATIONS**

|       |                          |        |                            |
|-------|--------------------------|--------|----------------------------|
| (E)   | EAST                     | NO.    | NUMBER                     |
| (N)   | NORTH                    | N.T.S. | NOT TO SCALE               |
| (S)   | SOUTH                    | O/H    | OVERHEAD                   |
| (W)   | WEST                     | OS/PP  | OPEN SPACE / PARKS         |
| A.C.  | ASPHALT CONCRETE         | PE     | PEDESTRIAN                 |
| AC    | ACREAGE                  | PG     | PAGE                       |
| APN   | ASSISTOR'S PARCEL NUMBER | P/L    | PROPERTY LINE              |
| BNDRY | BOUNDARY                 | PROP.  | PROPOSED                   |
| C/L   | CENTERLINE               | P.U.E. | PUBLIC UTILITY EASEMENT    |
| C&G   | CURB AND GUTTER          | R      | RADIUS                     |
| E/P   | EDGE OF PAVEMENT         | R-L    | LOW DENSITY (RESIDENTIAL)  |
| ESMT. | EASEMENT                 | R/W    | RIGHT OF WAY               |
| EX.   | EXISTING                 | SCE    | SOUTHERN CALIFORNIA EDISON |
| GFA   | GROUND FLOOR AREA        | SF     | SQUARE FEET                |
| MAX.  | MAXIMUM                  | STD.   | STANDARD                   |
| M.B.  | MAP BOOK                 | TYP.   | TYPICAL                    |
| MIN.  | MINIMUM                  | UG     | UNDERGROUND                |

**LEGEND**



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

# CONDITIONAL USE PERMIT CONCEPTUAL GRADING AND DRAINAGE PLAN

EXHIBIT DATE: NOVEMBER 1, 2016

## DATA TABLE

|                         |                                                                       |            |                |
|-------------------------|-----------------------------------------------------------------------|------------|----------------|
| APPLICANT / LAND OWNER: | STARK VENTURE, LLC.                                                   |            |                |
| ADDRESS:                | 7421 LAUREL CANYON BOULEVARD #11<br>NORTH HOLLYWOOD, CALIFORNIA 91605 |            |                |
| CONTACT:                | MICHAEL TOROSIAN                                                      | TELEPHONE: | (818) 642-5885 |
| CO-APPLICANT:           | PULSE INVESTMENT GROUP, LLC                                           |            |                |
| ADDRESS:                | 1511 WEST GLENOAKS BOULEVARD<br>GLENDALE, CALIFORNIA 91201            |            |                |
| CONTACT:                | MICHAEL TOROSIAN                                                      | TELEPHONE: | (818) 337-8870 |

|                   |                                                         |            |                |
|-------------------|---------------------------------------------------------|------------|----------------|
| EXHIBIT PREPARER: | MSA CONSULTING, INC.                                    |            |                |
| ADDRESS:          | 34200 BOB HOPE DRIVE<br>RANCHO MIRAGE, CALIFORNIA 92270 |            |                |
| CONTACT:          | PAUL DEPALATIS, AICP                                    | TELEPHONE: | (760) 320-9811 |

|                       |                                                                 |            |                |
|-----------------------|-----------------------------------------------------------------|------------|----------------|
| SOURCE OF TOPOGRAPHY: | INLAND AERIAL SURVEYS, INC.                                     |            |                |
| ADDRESS:              | 7117 ARLINGTON AVENUE, SUITE "A"<br>RIVERSIDE, CALIFORNIA 92503 |            |                |
| DATE OF TOPOGRAPHY:   | APRIL 1, 2015                                                   | TELEPHONE: | (951) 687-4252 |

|                           |             |  |  |
|---------------------------|-------------|--|--|
| ASSESSOR'S PARCEL NUMBER: | 665-040-001 |  |  |
|---------------------------|-------------|--|--|

|                    |                                                                                                                            |  |  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|--|--|
| LEGAL DESCRIPTION: | A PORTION OF OF PARCELS 1, 2, 3 & 4 RS 49/32 SECTION 1, TOWNSHIP 3<br>SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN. |  |  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|--|--|

|                                                                            |            |          |
|----------------------------------------------------------------------------|------------|----------|
| LAND USE DATA:                                                             | SF         | AREA     |
| EXISTING GROSS ACREAGE:                                                    | 100,111 SF | 2.30 AC. |
| LITTLE MORONGO RD. & SAN GORGONIO LN.<br>RIGHT OF WAY EASEMENT DEDICATION: | 16,924 SF  | 0.39 AC. |
| PROPOSED NET ACREAGE:                                                      | 83,186 SF  | 1.91 AC. |

|                                            | SF                                       | AREA     | PERCENTAGE |
|--------------------------------------------|------------------------------------------|----------|------------|
| PARCEL 1 BUILDING                          | 15,750 SF (GFA)<br>30,952 SF (TWO STORY) | 0.36 AC. | 38%        |
| PARCEL 1 ACCESS ROADS, HARDSCAPE & PARKING | 17,912 SF                                | 0.41 AC. | 43%        |
| PARCEL 1 LANDSCAPE AREAS & RETENTION BASIN | 7,576 SF                                 | 0.18 AC. | 19%        |
| PARCEL 1 SUB-TOTAL                         | 41,448 SF                                | 0.95 AC. | 100%       |
| PARCEL 2 BUILDING                          | 15,750 SF (GFA)<br>30,952 SF (TWO STORY) | 0.36 AC. | 38%        |
| PARCEL 2 ACCESS ROADS, HARDSCAPE & PARKING | 18,081 SF                                | 0.42 AC. | 43%        |
| PARCEL 2 LANDSCAPE AREAS & RETENTION BASIN | 7,669 SF                                 | 0.18 AC. | 19%        |
| PARCEL 2 SUB-TOTAL                         | 41,738 SF                                | 0.96 AC. | 100%       |

| ONSITE PARKING DATA:   | BUILDING SF | PARKING RATIO        | COUNT     | PERCENTAGE |
|------------------------|-------------|----------------------|-----------|------------|
| OFFICE                 | 6,190 SF    | 1 STALL PER 250 SF   | 25 STALLS | 10%        |
| PROCESSING             | 9,286 SF    | 1 STALL PER 2,500 SF | 4 STALLS  | 15%        |
| CULTIVATION            | 46,428 SF   | 1 STALL PER 2,500 SF | 19 STALLS | 75%        |
| TOTAL PARKING REQUIRED | -           | -                    | 48 STALLS | 100%       |
| TOTAL PARKING PROVIDED | -           | -                    | 58 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 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 AO - FLOOD DEPTH OF 1 FOOT (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); PANEL 885 OF 3805; FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

Conditional Use Permit Intent:

- Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.50 and 17.180 including plant cloning, cultivation, trimming, drying, extraction, and processing of oils and butters, CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.
- This facility has been designed in accordance with Desert Hot Springs regulations governing the cultivation of medical marijuana (Municipal Code Chapter 5.50 and 17.180), current state laws codified in the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Growth for Medical Use (issued in August, 2008) and the Medical Marijuana Regulation and Safety Act (AB 266). The requested use, site layout, and site operations as well as any related activities, such as transportation, manufacturing, and testing are designed for full compliance and vesting under both existing and potential future City and State laws governing the cultivation of medical marijuana.



**MSA CONSULTING, INC.**  
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34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

DESIGN BY  
**FOS**  
DRAWN BY  
**FOS**  
CHECK BY  
**MSR**

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