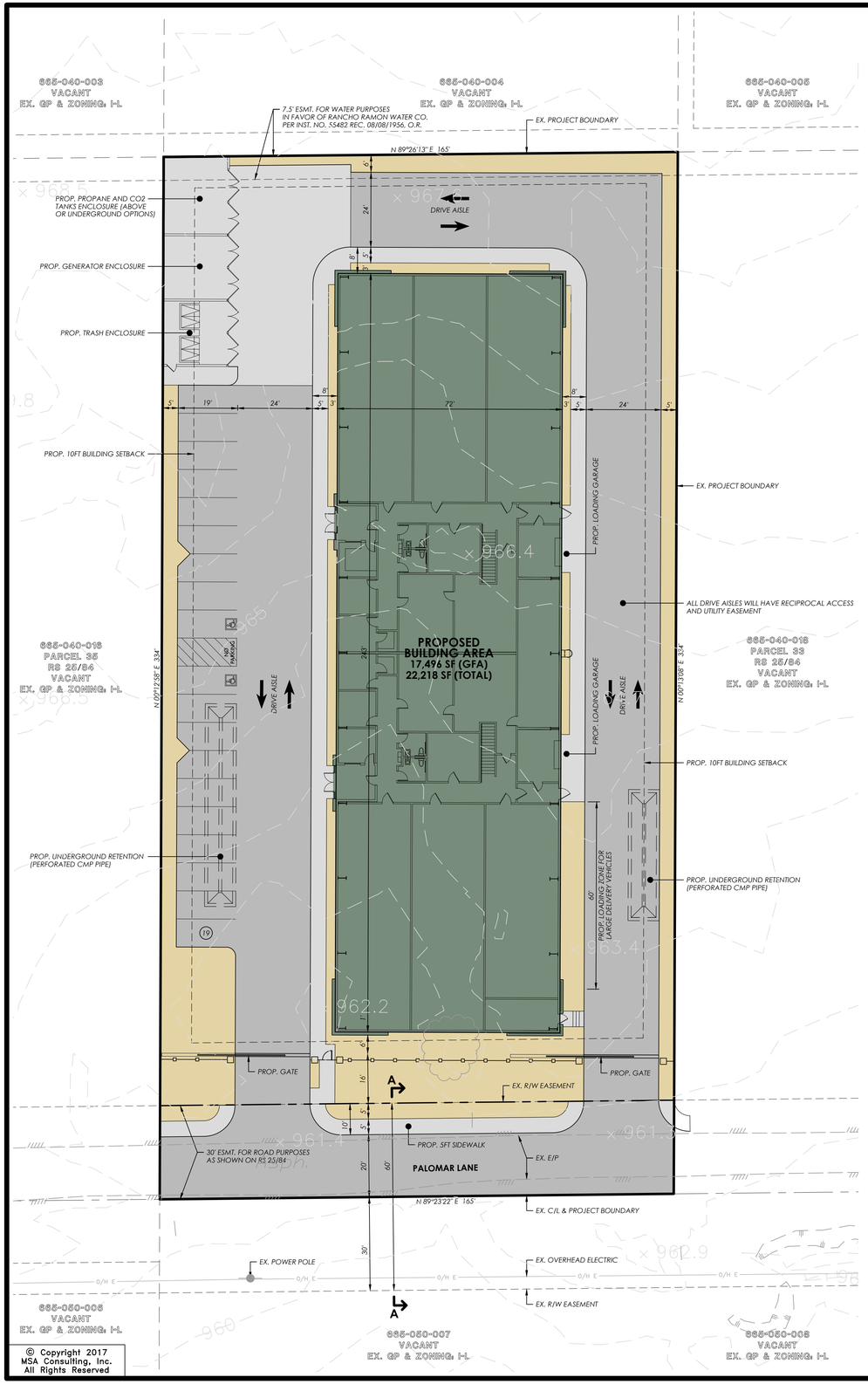

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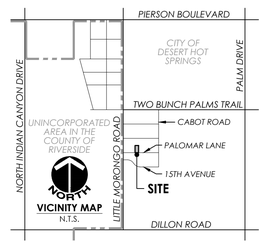
ABBREVIATIONS

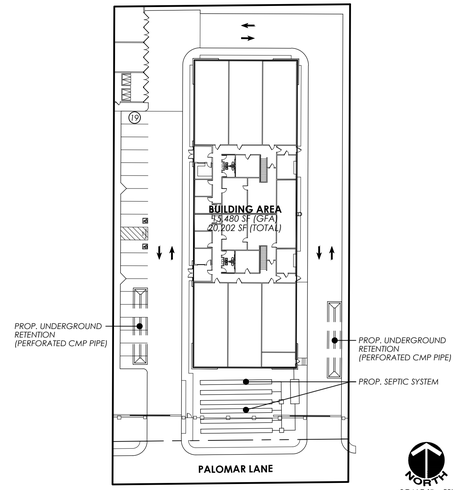
(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PED.	PEDESTRIAN
AC	ACREAGE	PG.	PAGE
APN	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER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

LEGEND

- EXISTING CABLE
- EXISTING IRRIGATION DRAIN LINE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING IRRIGATION
- EXISTING LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING RIGHT OF WAY
- EXISTING SEWER
- EXISTING SEWER FORCE MAIN
- EXISTING WATER
- PROJECT BOUNDARY
- PROPOSED AND EXISTING CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB
- PROPOSED BUILDING ENVELOPE
- (#) PROPOSED PARKING SPACES

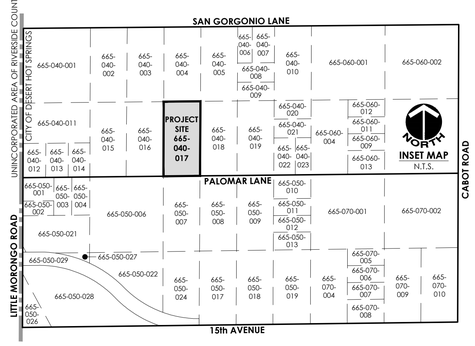


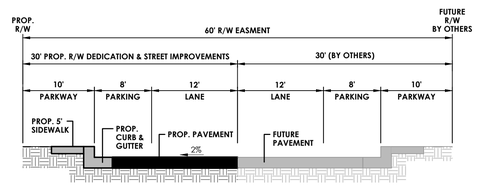
ALTERNATIVE SITE PLAN WITH SEPTIC SYSTEM



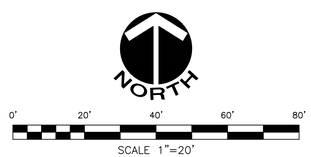
ALTERNATIVE SEPTIC SYSTEM SITE PLAN DATA		
LAND USE	**SF**	**AREA**
GROSS PROJECT AREA	54,988 SF	1.26 AC.
PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION	4,941 SF	0.11 AC.
NET PROJECT AREA	50,047 SF	1.15 AC.

PARKING CALCULATION				
BUILDING USE	**%**	**BUILDING SF**	**PARKING RATIO**	**COUNT**
OFFICE	5%	1,018 SF	1 STALL PER 250 SF	4
PROCESSING	33%	6,690 SF	1 STALL PER 2,500 SF	3
CULTIVATION	62%	12,494 SF	1 STALL PER 2,500 SF	5
TOTAL BUILDING AREA	-	20,202 SF	-	-
PARKING REQUIRED	-	-	-	12
PARKING PROVIDED	-	-	-	19





SECTION A-A
PALOMAR LANE
(Local Collector)
N.T.S.



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

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: JANUARY 12, 2017

DATA TABLE

APPLICANT / LAND OWNER:	DESERT GROW, LLC.		
ADDRESS:	P.O. BOX 966 WEATHERFORD, TEXAS 76086		
CONTACT:	DAVID PALMER	**TELEPHONE:**	(817) 426-4469
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE 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" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	APRIL 1, 2015	**TELEPHONE:**	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	665-040-017		
LEGAL DESCRIPTION:	A PORTION OF PARCEL 34 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		

LAND USE DATA:	SF	AREA
EXISTING GROSS ACREAGE	54,988 SF	1.26 AC.
PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION	4,941 SF	0.11 AC.
PROPOSED NET ACREAGE	50,047 SF	1.15 AC.

SITE PLAN DATA:	SF	AREA	PERCENTAGE
PROPOSED BUILDING	17,496 SF (GFA) 4,722 (MEZZANINE) 22,218 SF (TOTAL)	0.40 AC. - -	35% - -
ACCESS ROADS, HARDSCAPE & PARKING	24,553 SF	0.56 AC.	49%
LANDSCAPE AREAS & RETENTION BASIN	7,998 SF	0.19 AC.	16%
TOTAL AREAS	50,047 SF	1.15 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	1,018 SF	1 STALL PER 250 SF	4 STALLS	5%
PROCESSING	6,690 SF	1 STALL PER 2,500 SF	3 STALLS	30%
CULTIVATION	14,510 SF	1 STALL PER 2,500 SF	6 STALLS	65%
TOTAL BUILDING AREA	22,218 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	13 STALLS	100%
TOTAL PARKING PROVIDED	-	-	19 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 - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT

FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

Conditional Use Permit Intent:

1. *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.*
2. *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.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

R:\2347\ACAD\Planning\CUP\2347 CUP Proposed Site Plan.dwg, 1/12/2017 3:02:41 PM, dgatterani, MSA Consulting, Inc.