

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: MARCH 27, 2017

DATA TABLE

APPLICANT:	VICTOR DIN
ADDRESS:	683 RADBURY PLACE DIAMOND BAR, CALIFORNIA 91765
CONTACT:	VICTOR DIN
TELEPHONE:	(626) 271-2682

LAND OWNER:	CATHY DIN
ADDRESS:	683 RADBURY PLACE DIAMOND BAR, CALIFORNIA 91765
CONTACT:	CATHY DIN
TELEPHONE:	(626) 271-2682

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 NUMBERS:	665-050-001, -002, -003, -004 & -006
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LEGAL DESCRIPTION:	PARCELS 1-4 RS 32/43 AND PARCEL 44 RS 21/55 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.
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LAND USE DATA:	SF	AREA
EXISTING GROSS ACREAGE	160,720 SF	3.69 AC.
LITTLE MORONGO ROAD & PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION	22,679 SF	0.52 AC.
PROPOSED NET ACREAGE	138,041 SF	3.17 AC.

SITE PLAN DATA:	SF	AREA	PERCENTAGE
BUILDING NO. 1	14,518 SF	0.33 AC.	-
BUILDING NO. 2: INDIVIDUAL UNIT(S) "A" THRU "D"	12,232 SF	0.28 AC.	-
TOTAL AREA BUILDING NO. 2	48,928 SF	1.13 AC.	-
TOTAL AREA BUILDINGS NO. 1 & 2	63,446 SF	1.46 AC.	46%
ACCESS ROADS, HARDSCAPE & PARKING	45,420 SF	1.04 AC.	33%
LANDSCAPE AREAS & RETENTION BASIN	29,520 SF	0.67 AC.	21%
TOTAL AREA	138,041 SF	3.17 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	1,098 SF	1 STALL PER 250 SF	5 STALLS	2%
PROCESSING	1,954 SF	1 STALL PER 750 SF	3 STALLS	3%
CULTIVATION	60,394 SF	1 STALL PER 2,500 SF	25 STALLS	95%
TOTAL BUILDING AREA (NO. 1 & 2)	63,446 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	33 STALLS	100%
TOTAL PARKING PROVIDED	-	-	64 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

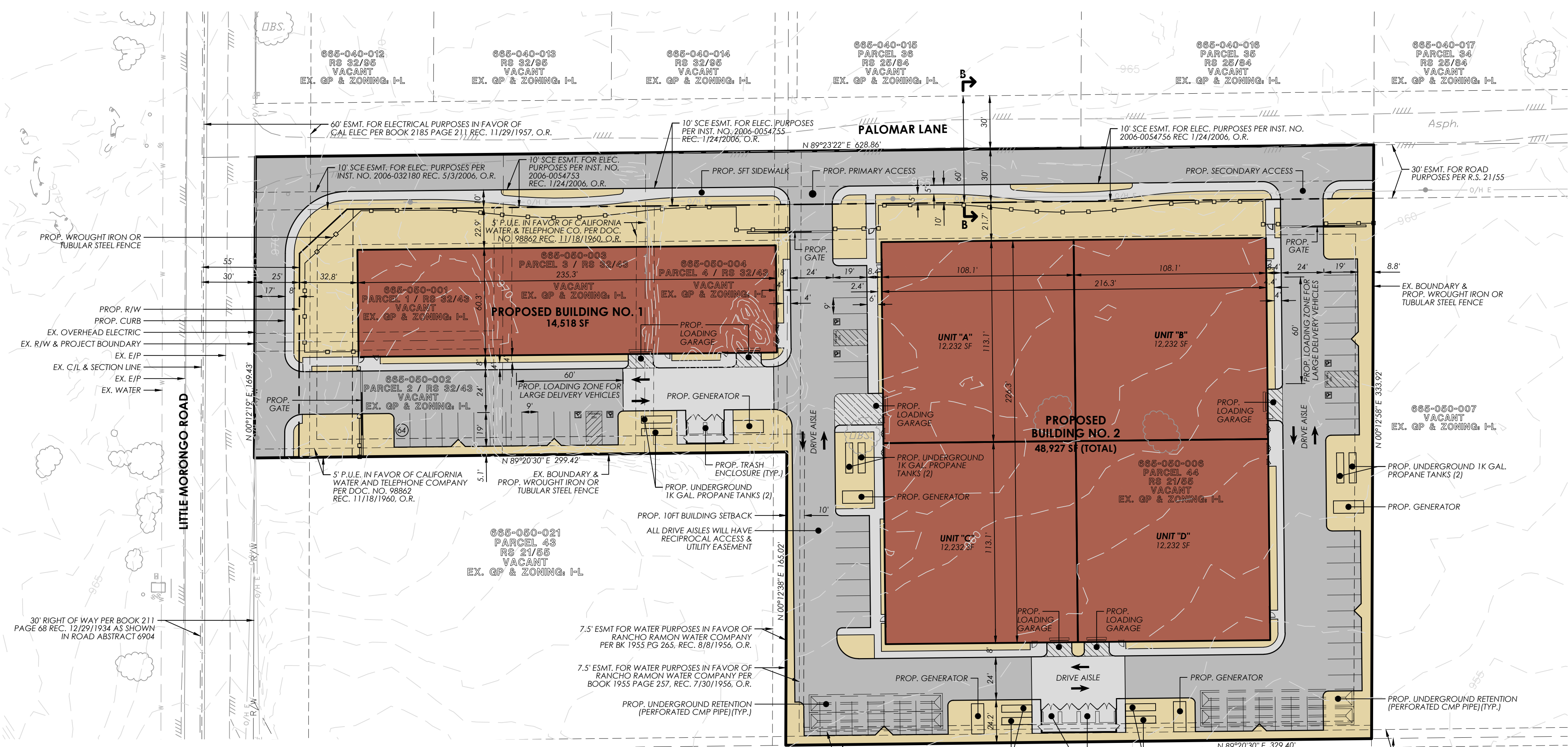
SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)

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:

- 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.**
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
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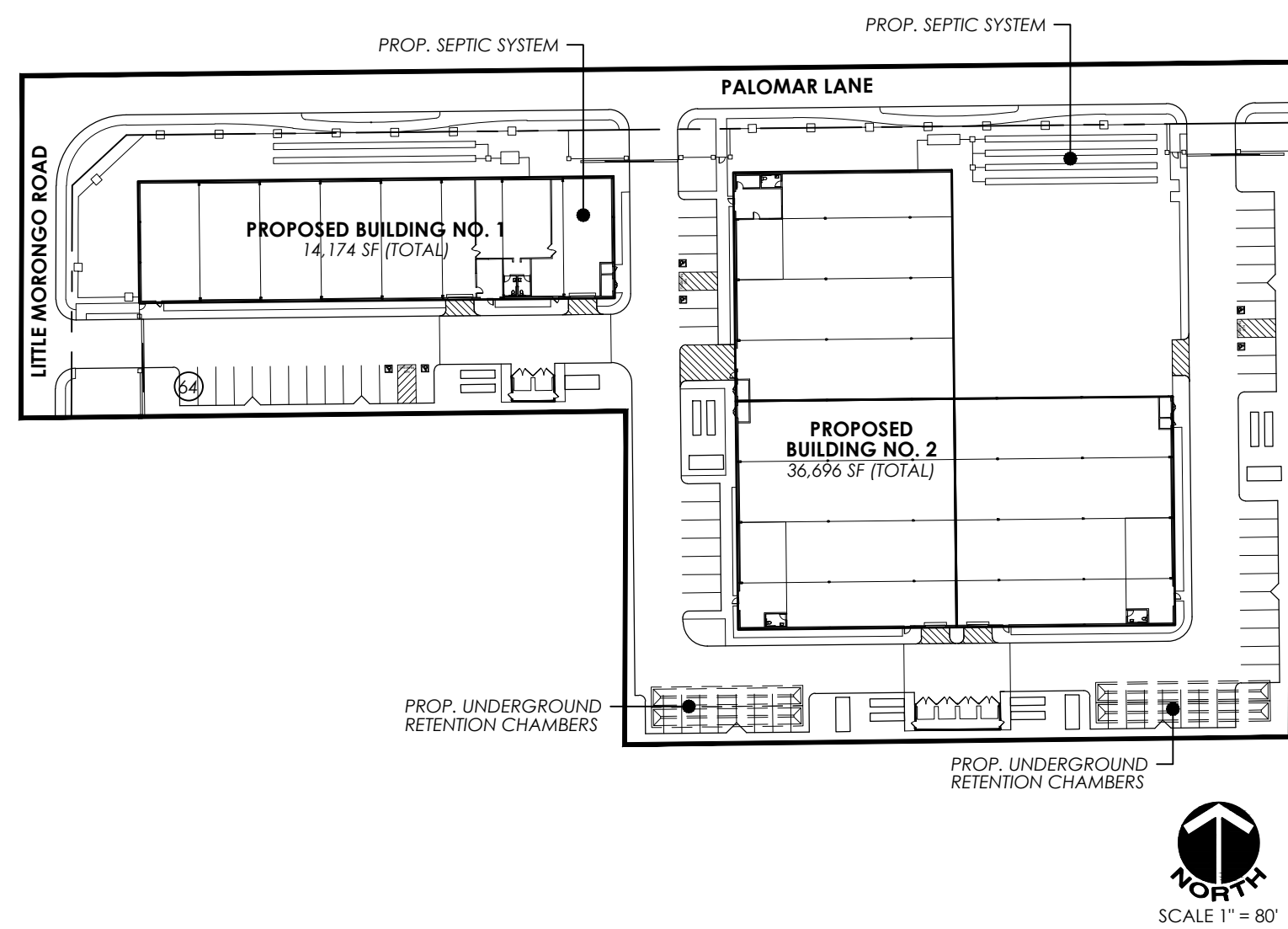
LEGEND

---	C	EXISTING CABLE
---	E	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	---	EXISTING LOT LINE
---	---	EXISTING EDGE OF PAVEMENT
---	T	EXISTING TELEPHONE
---	---	EXISTING OVERHEAD TELEPHONE
---	S	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

ABBREVIATIONS

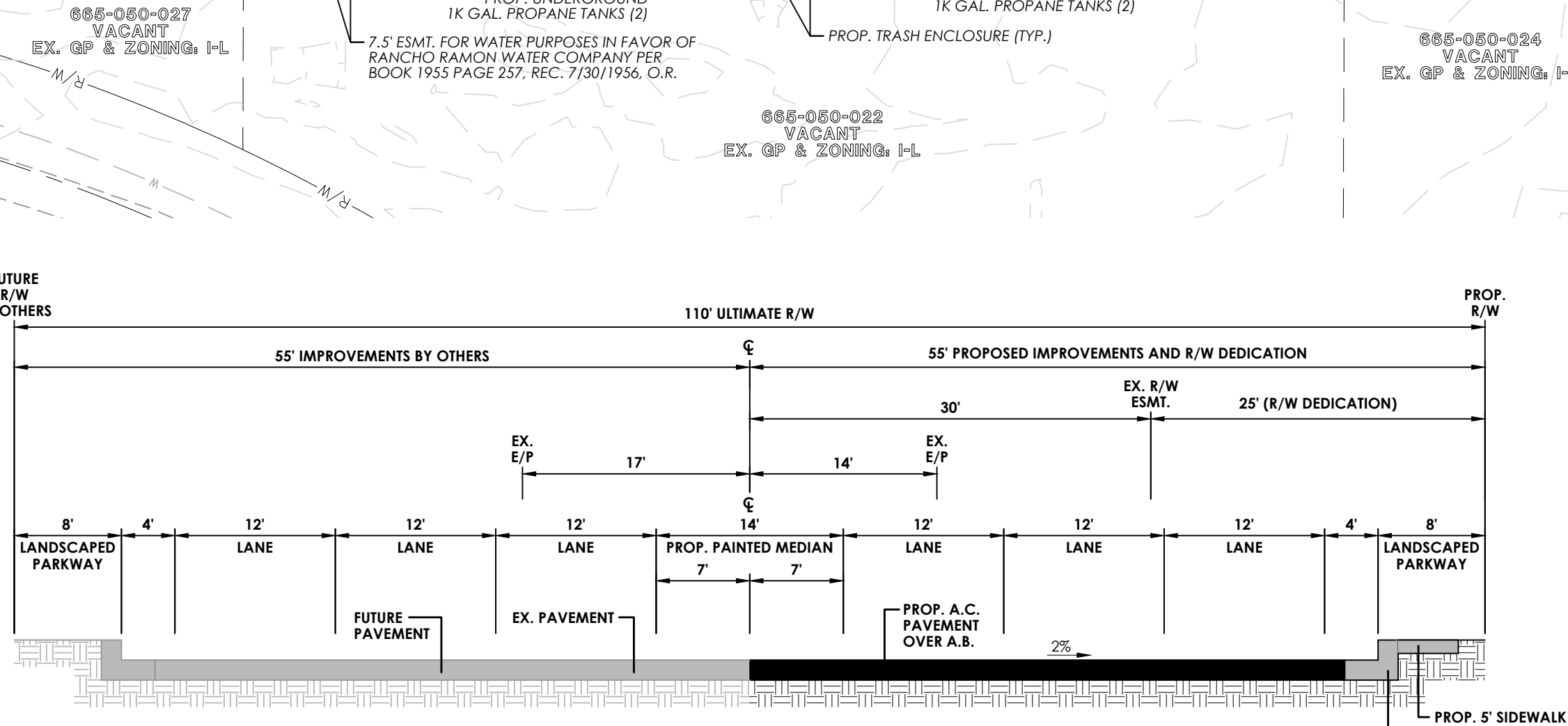
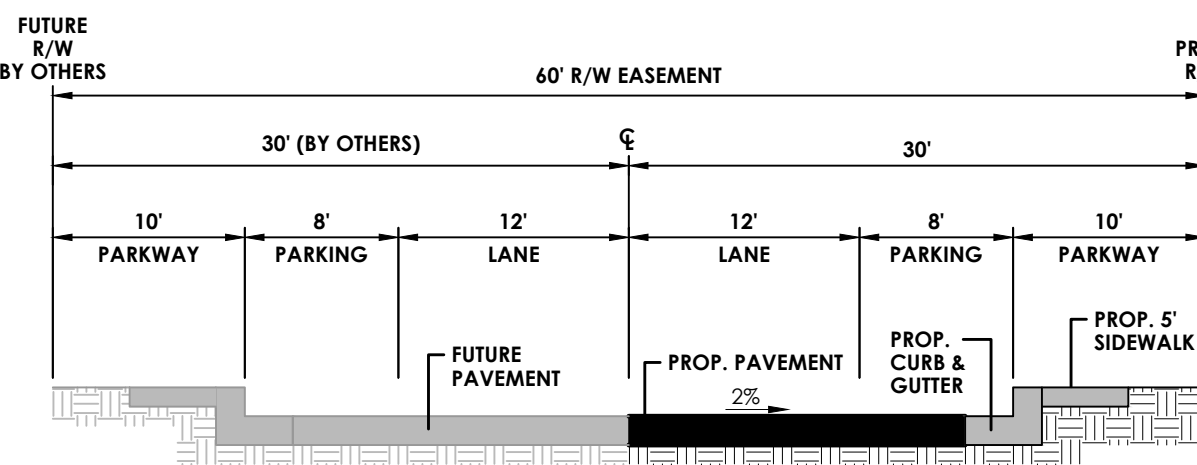
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD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

ALTERNATIVE SITE PLAN WITH SEPTIC SYSTEM



ALTERNATIVE SEPTIC SYSTEM SITE PLAN DATA

LAND USE	SF	AREA
GROSS PROJECT AREA	160,720 SF	3.69 AC.
LITTLE MORONGO ROAD & PALOMAR LANE R/W EASEMENT DEDICATION	22,679 SF	0.52 AC.
NET PROJECT AREA	138,041 SF	3.17 AC.
PARKING CALCULATION		
BUILDING USE	%	BUILDING SF
OFFICE	2%	1,098 SF
PROCESSING	4%	1,954 SF
CULTIVATION	94%	47,818 SF
TOTAL BUILDING AREA (NO. 1 & 2)	-	50,870 SF
PARKING REQUIRED	-	-
PARKING PROVIDED	-	-

**SECTION A-A**
LITTLE MORONGO ROAD
(Major Arterial)
N.T.S.**SECTION B-B**
PALOMAR LANE
(Local Collector)
N.T.S.