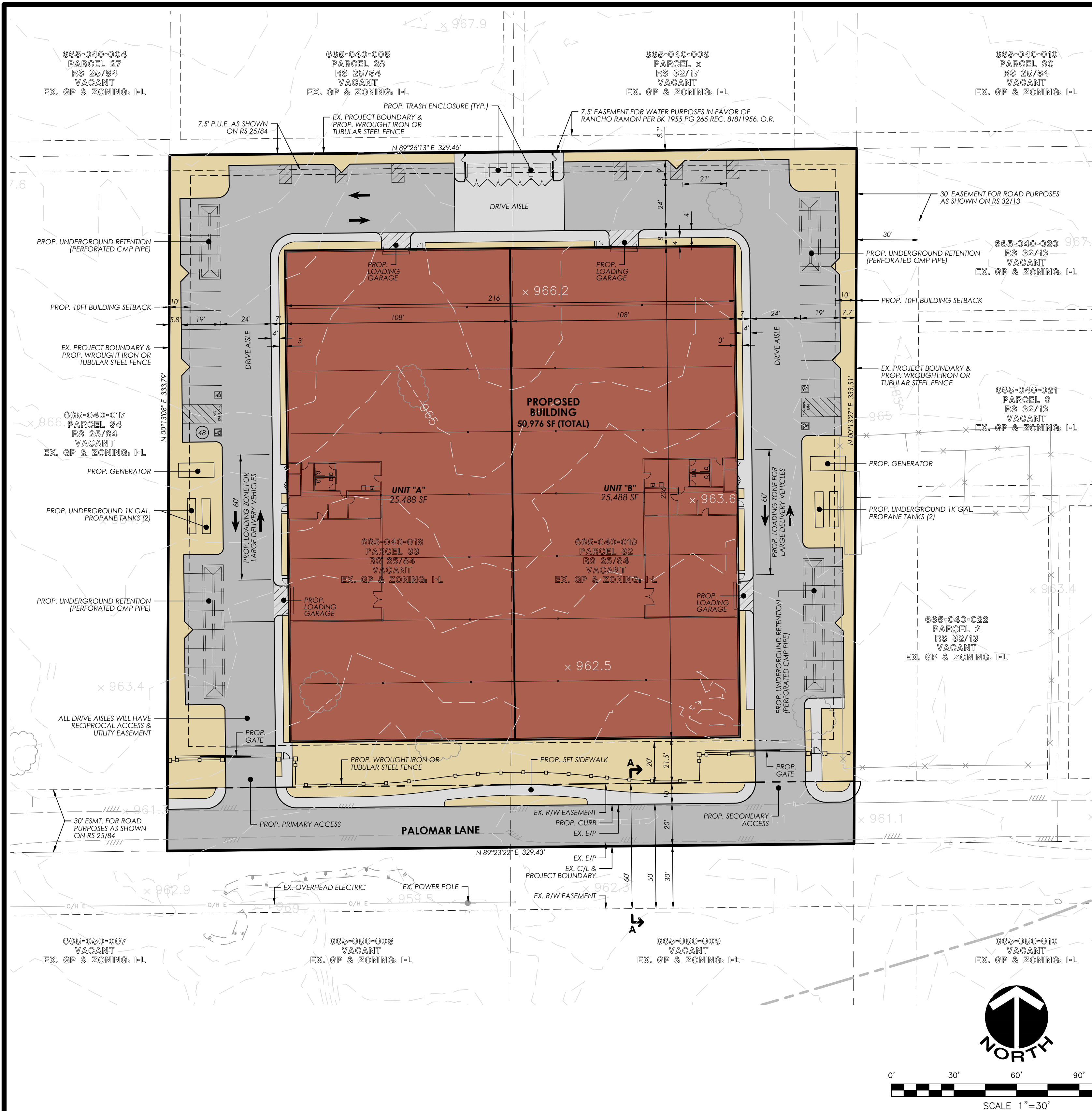
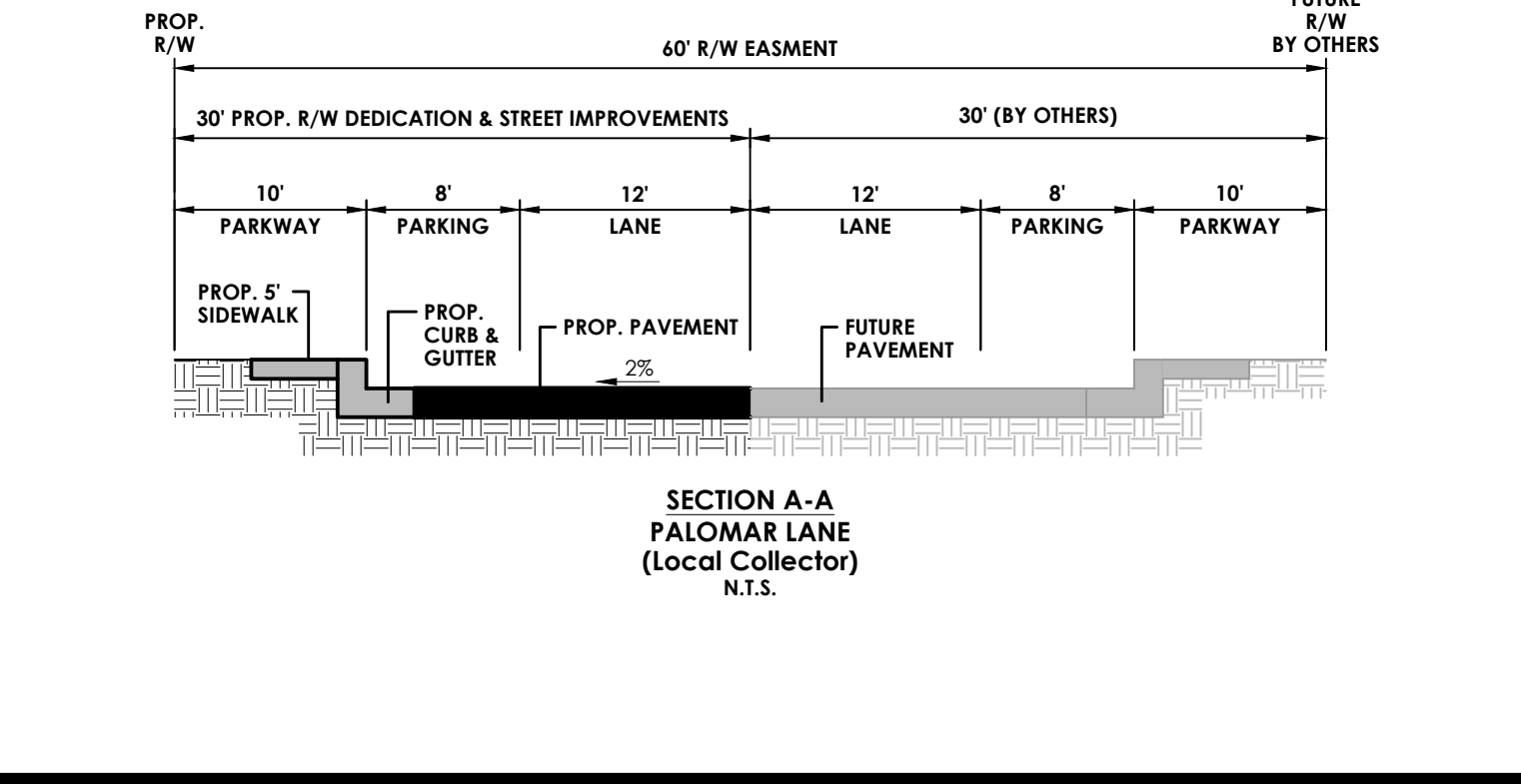
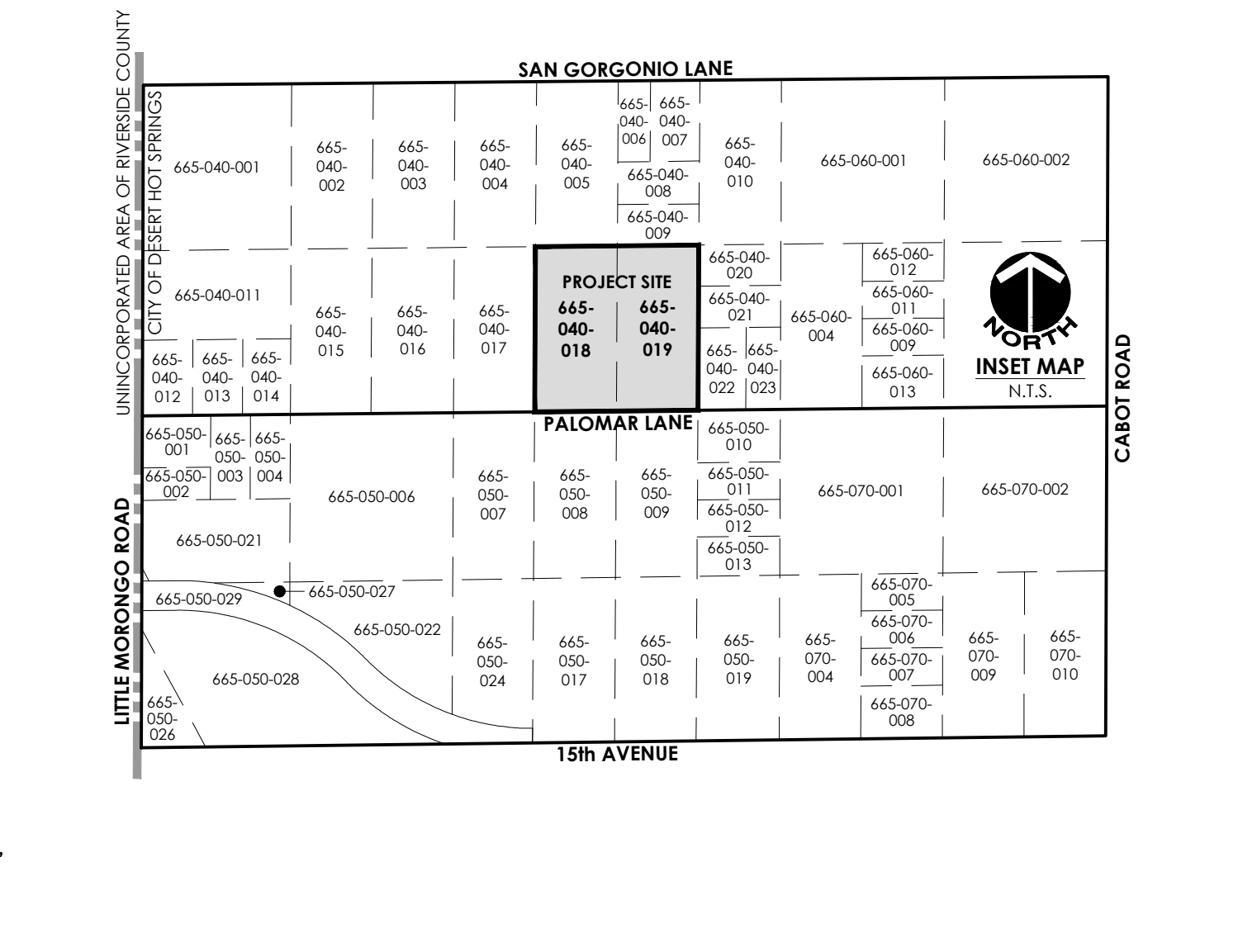
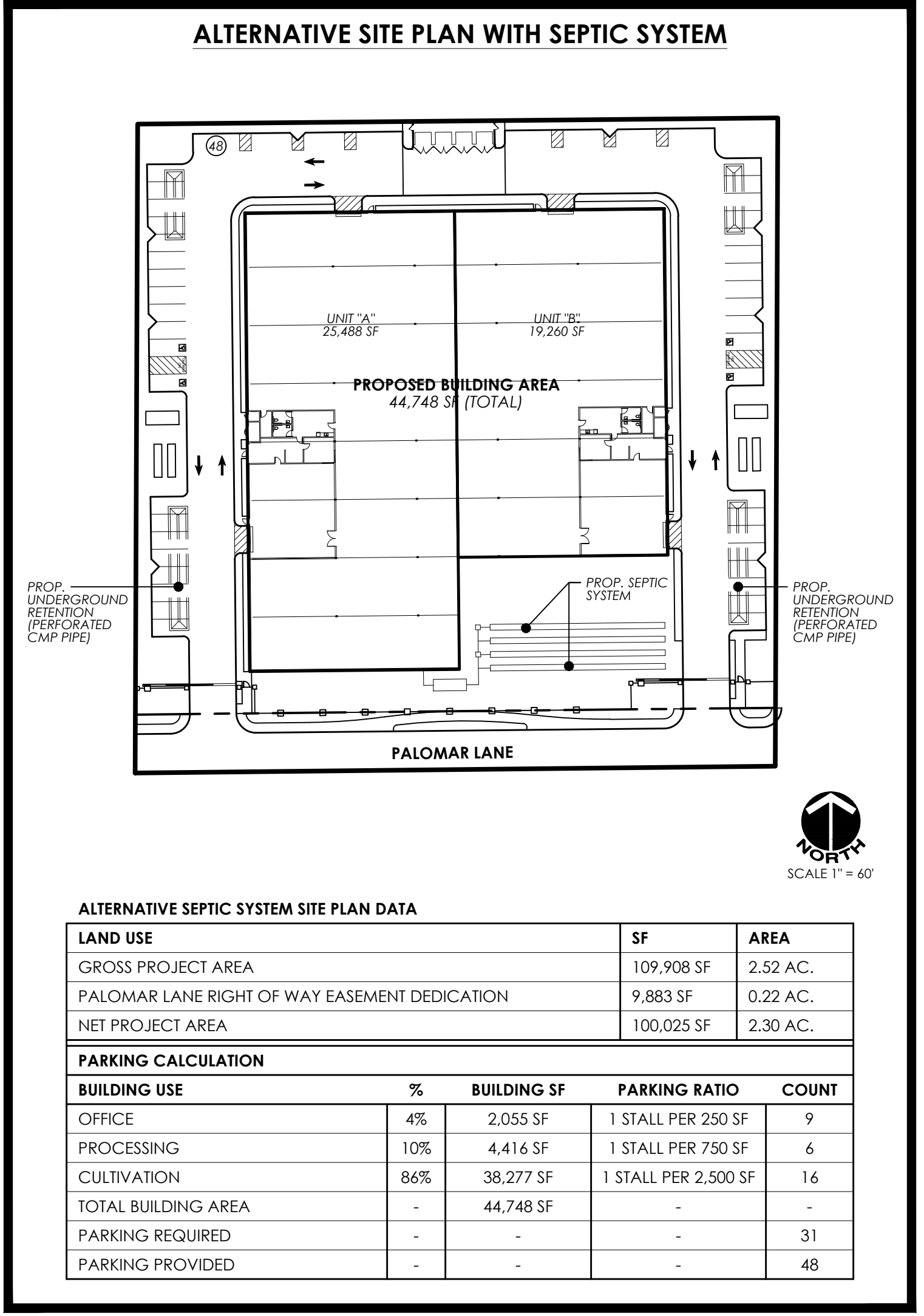




ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OSPP	OPEN SPACE / PARKS
PED.	PEDESTRIAN
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R-L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND
LEGEND	
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FM	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
---	PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED CURB
---	PROPOSED BUILDING ENVELOPE
---	PROPOSED PARKING SPACES



IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
CONDITIONAL USE PERMIT			
PROPOSED SITE PLAN			
EXHIBIT DATE: MARCH 27, 2017			
DATA TABLE			
APPLICANT / LAND OWNER:	UN SUN KIM		
ADDRESS:	2933 EASTON PLACE ROWLAND HEIGHTS, CALIFORNIA 91748		
CONTACT:	UN SUN KIM	TELEPHONE:	(626) 374-8889
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: 665-040-018, & -019			
LEGAL DESCRIPTION:	PARCELS 32 & 33 RS 25/84 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		
LAND USE DATA:	SF	AREA	
EXISTING GROSS ACREAGE		109,908 SF	2.52 AC.
PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION		9,883 SF	0.22 AC.
PROPOSED NET ACREAGE		100,025 SF	2.30 AC.
SITE PLAN DATA:	SF	AREA	PERCENTAGE
BUILDING: UNIT "A"	25,488 SF	0.59 AC.	-
BUILDING: UNIT "B"	25,488 SF	0.58 AC.	-
TOTAL BUILDING AREA	50,976 SF	1.17 AC.	51%
ACCESS ROADS, HARDSCAPE & PARKING	32,833 SF	0.75 AC.	33%
LANDSCAPE AREAS & RETENTION BASIN	16,216 SF	0.38 AC.	16%
TOTAL AREA	100,025 SF	2.30 AC.	100%
ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT PERCENTAGE
OFFICE	2,055 SF	1 STALL PER 250 SF	9 STALLS 4%
PROCESSING	4,401 SF	1 STALL PER 750 SF	6 STALLS 9%
CULTIVATION	44,520 SF	1 STALL PER 2,500 SF	18 STALLS 87%
TOTAL BUILDING AREA	50,976 SF	-	-
TOTAL PARKING REQUIRED	-	-	33 STALLS 100%
TOTAL PARKING PROVIDED	-	-	48 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.

CELEBRATING FORTY YEARS

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
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TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893