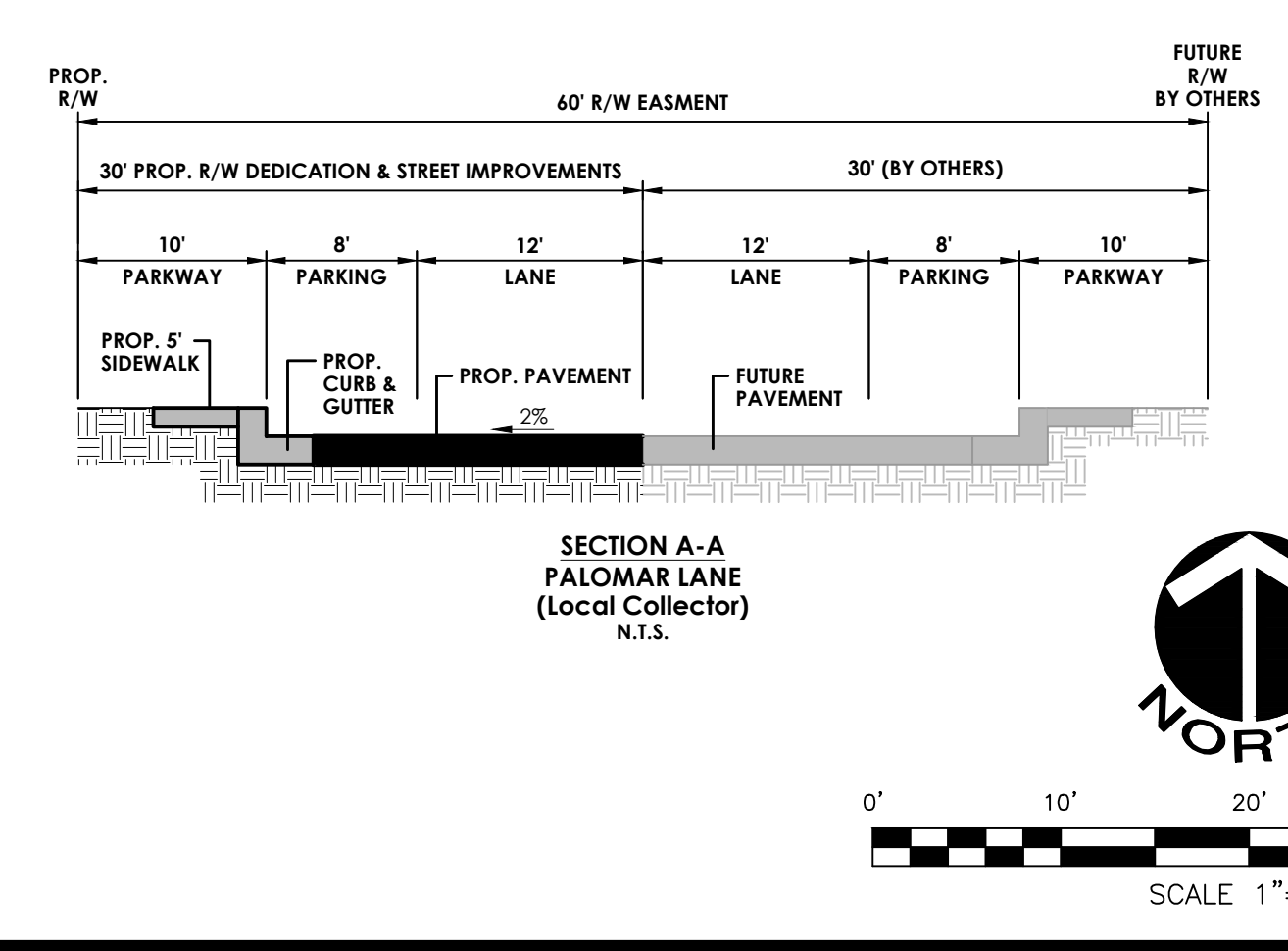
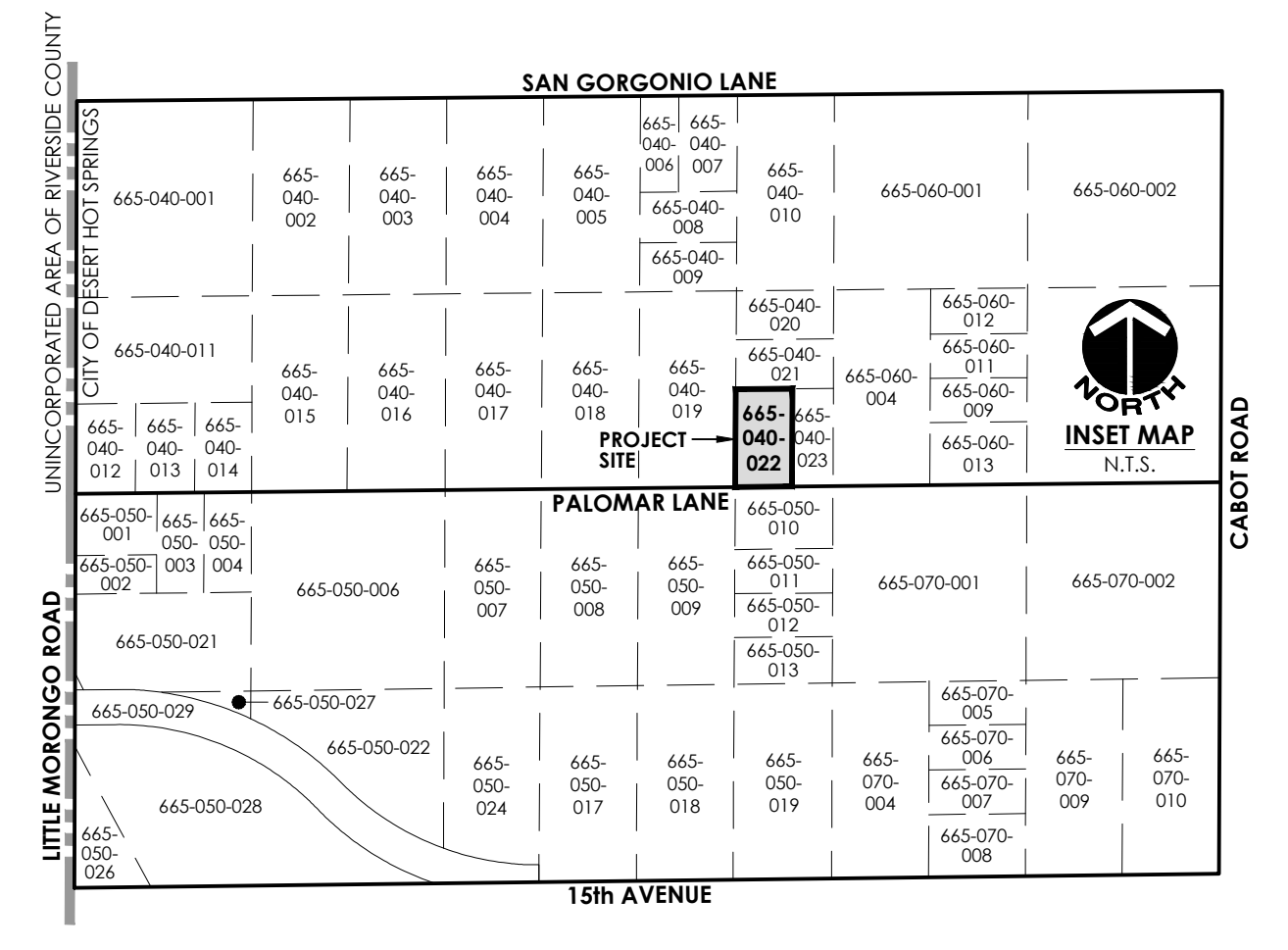
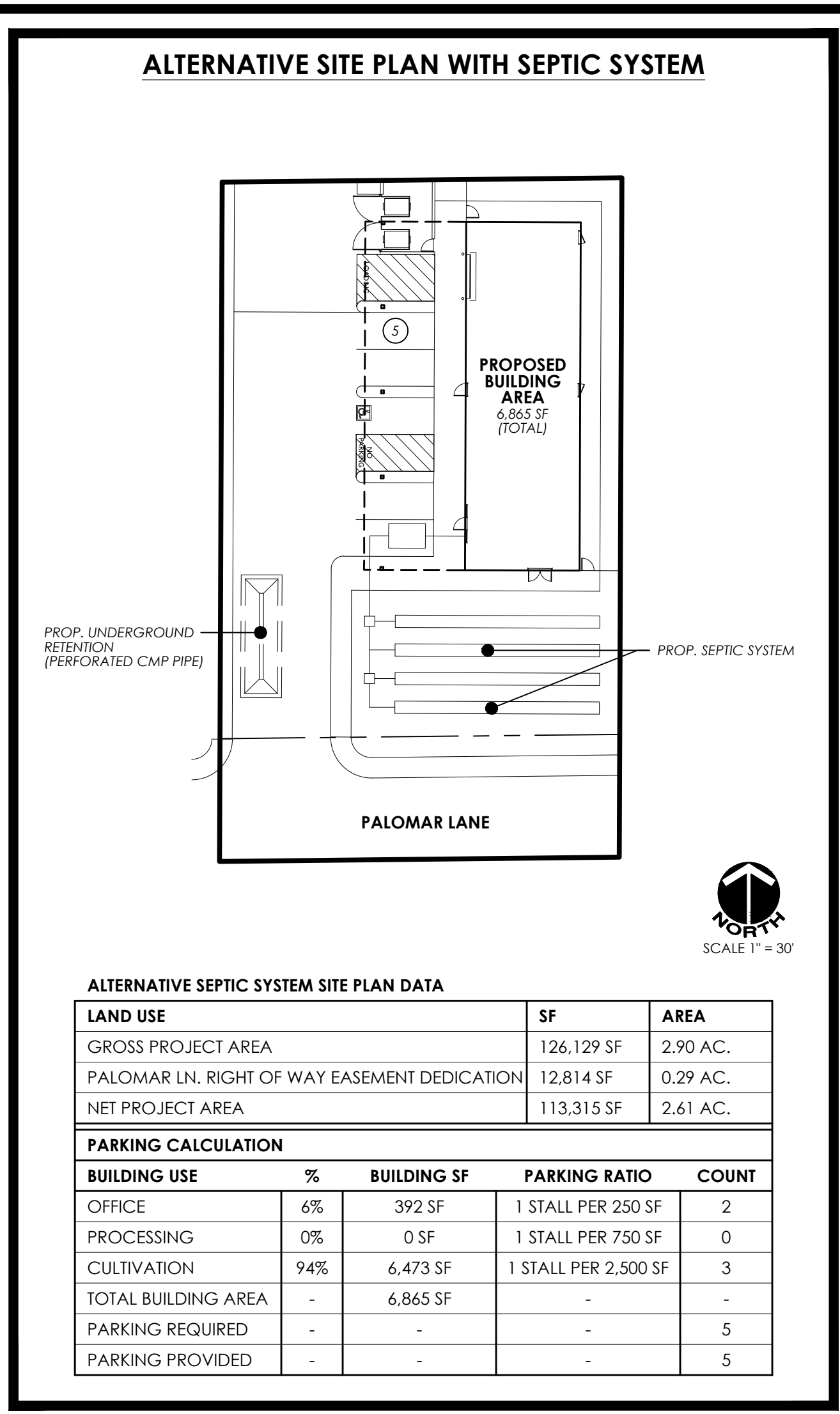
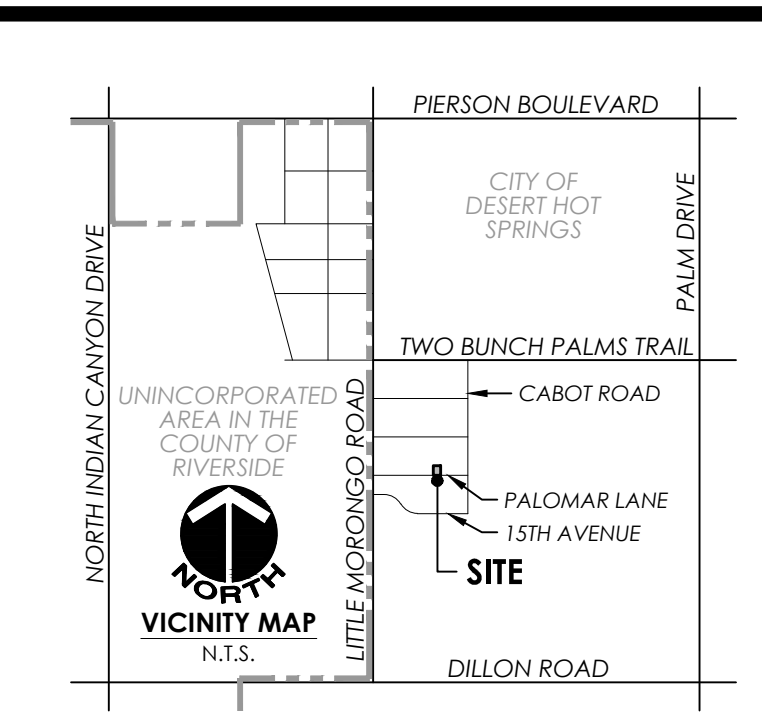
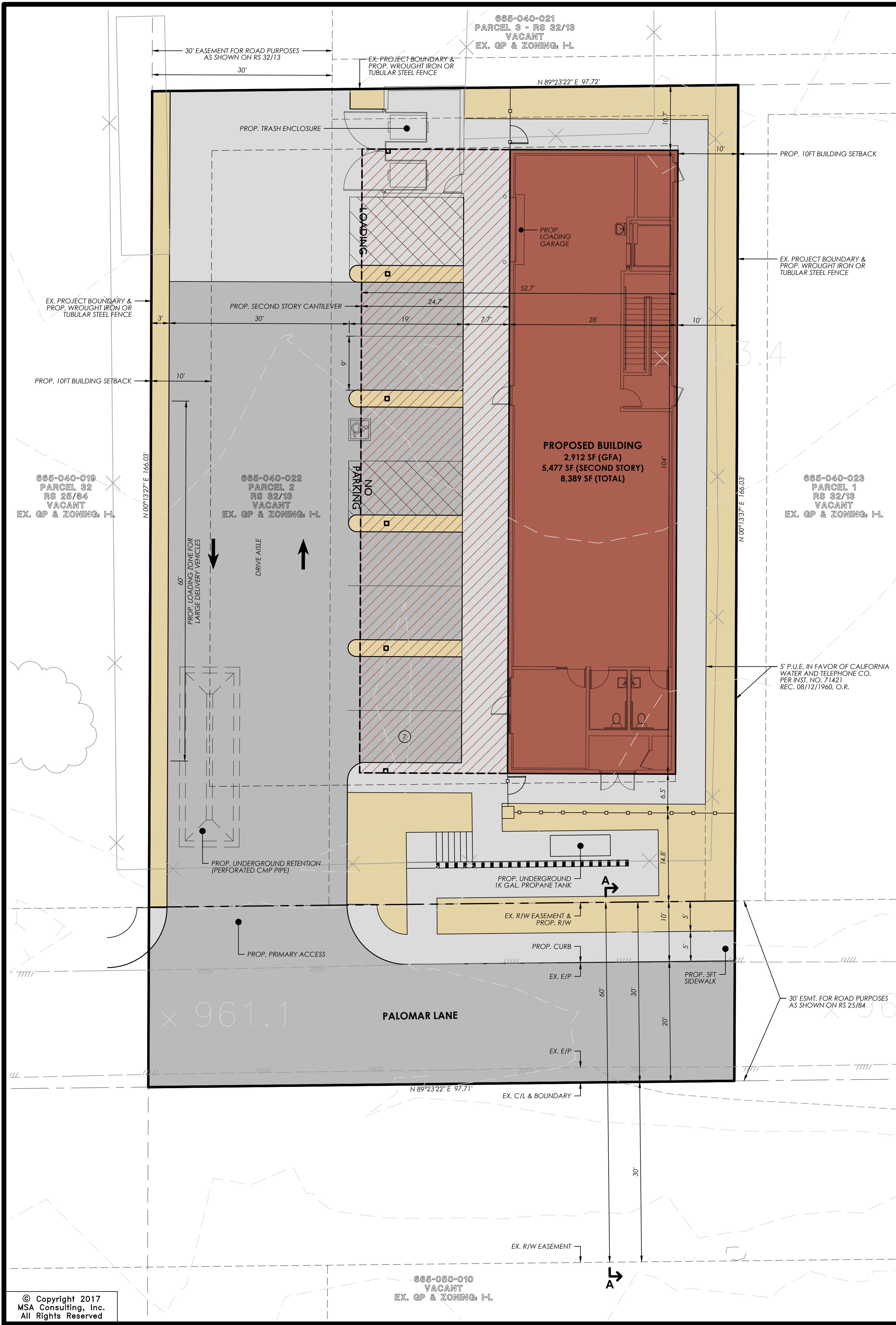




IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT
PROPOSED SITE PLAN

EXHIBIT DATE: MARCH 27, 2017

DATA TABLE

APPLICANT / LAND OWNER: YANG GUANG

ADDRESS: 2305 RIDGEWAY ROAD
SAN MARINO, CALIFORNIA 91108

CONTACT: YANG GNANG TELEPHONE: (626) 715-6792

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: 665-040-022

LEGAL DESCRIPTION: PARCEL 2 RS 32/13 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DATA:

	SF	AREA
EXISTING GROSS ACREAGE	16,221 SF	0.37 AC.
PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION	2,931 SF	0.06 AC.
PROPOSED NET ACREAGE	13,290 SF	0.31 AC.

SITE PLAN DATA:

	SF	AREA	PERCENTAGE
BUILDING AREA	2,912 SF (GFA) 5,477 SF (2 STORY) 8,389 SF (TOTAL)	0.07 AC. 0.13 AC. 0.20 AC.	23% - -
ACCESS ROADS, HARDSCAPE & PARKING	8,304 SF	0.19 AC.	61%
LANDSCAPE AREAS & RETENTION BASIN	2,074 SF	0.05 AC.	16%
TOTAL AREA	13,290 SF	0.31 AC.	100%

ONSITE PARKING DATA:

	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	392 SF	1 STALL PER 250 SF	2 STALLS	5%
PROCESSING	0 SF	1 STALL PER 750 SF	0 STALLS	0%
CULTIVATION	7,997 SF	1 STALL PER 2,500 SF	4 STALLS	95%
TOTAL BUILDING AREA	8,389 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	6 STALLS	100%
TOTAL PARKING PROVIDED	-	-	7 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.

CELEBRATING
FORTY YEARS

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893