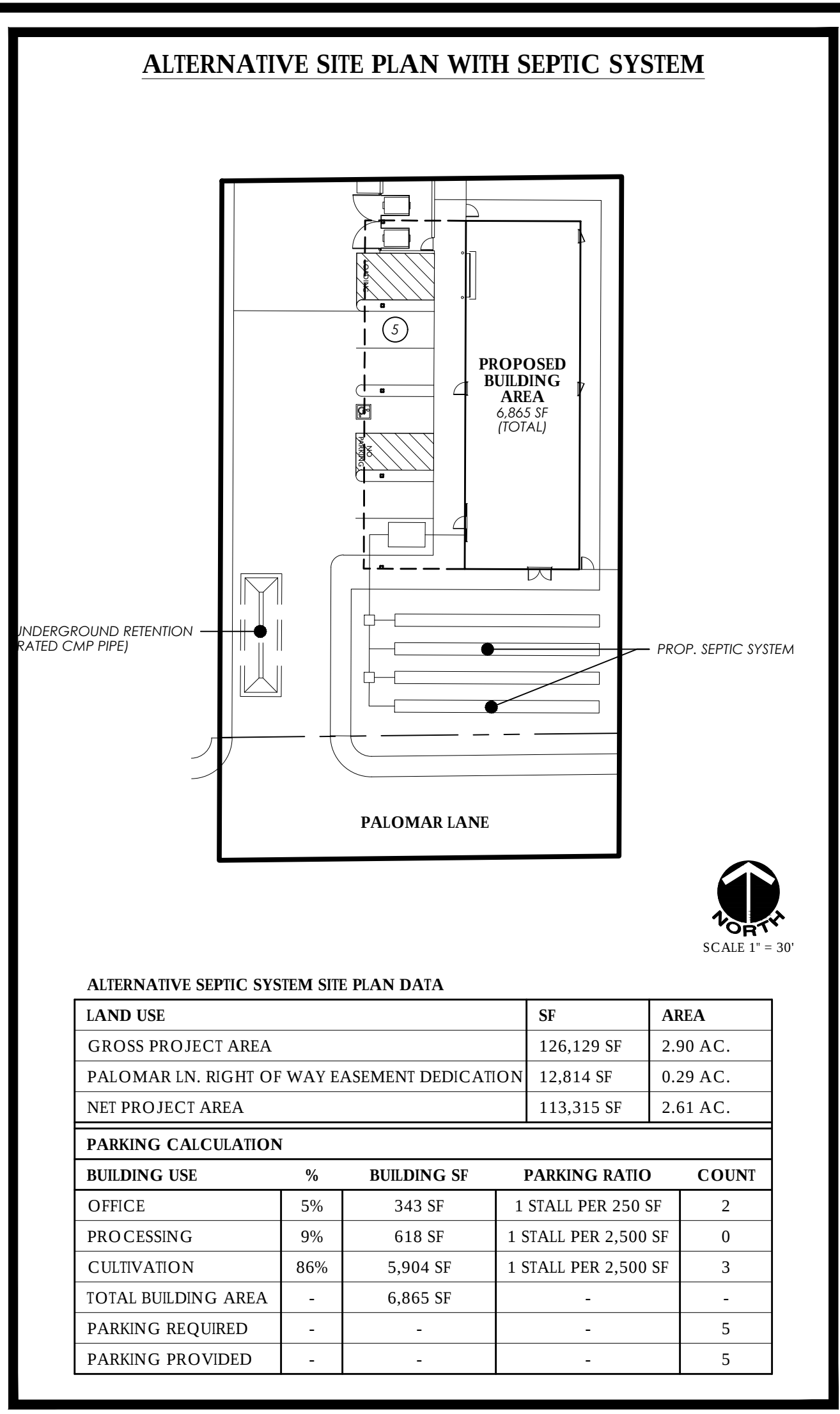
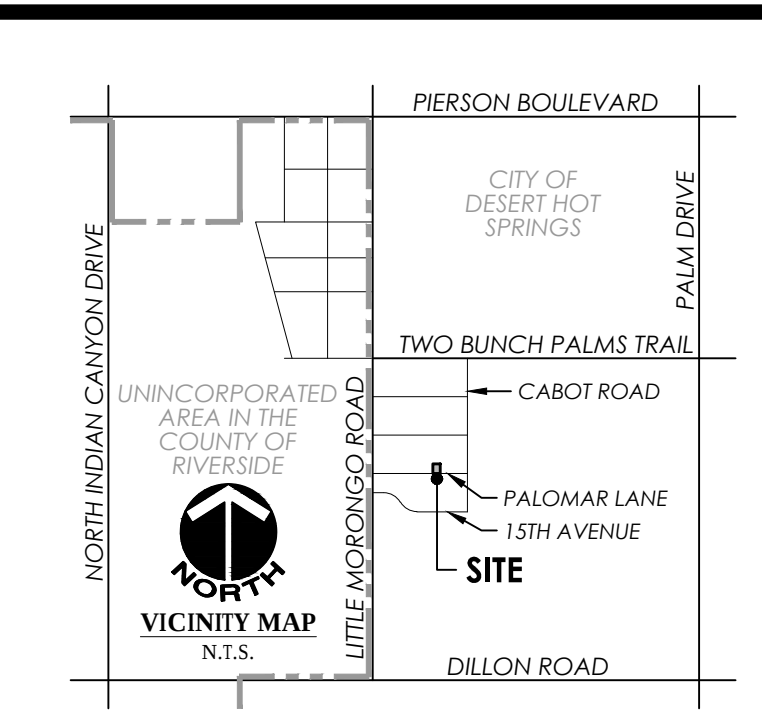
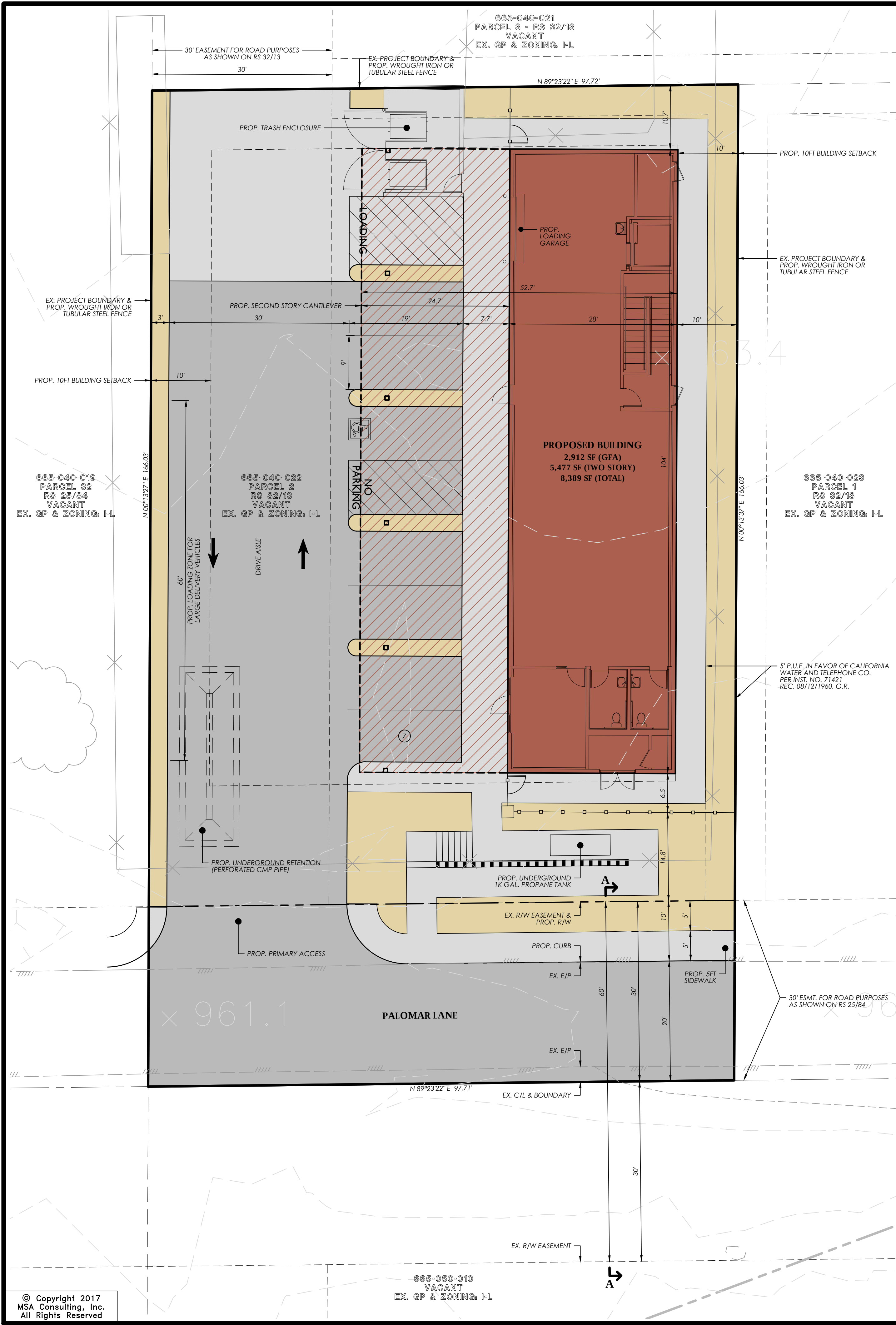
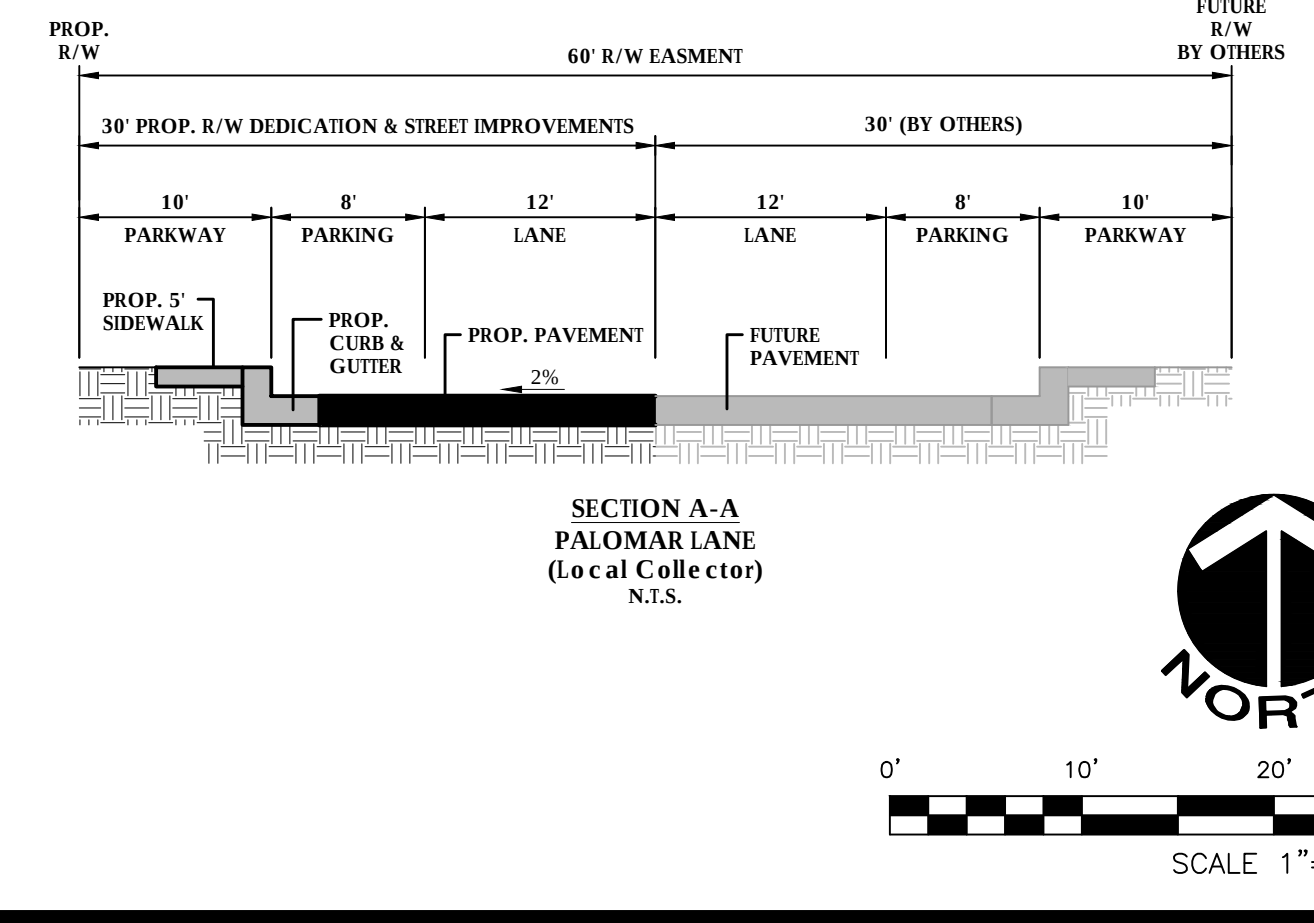
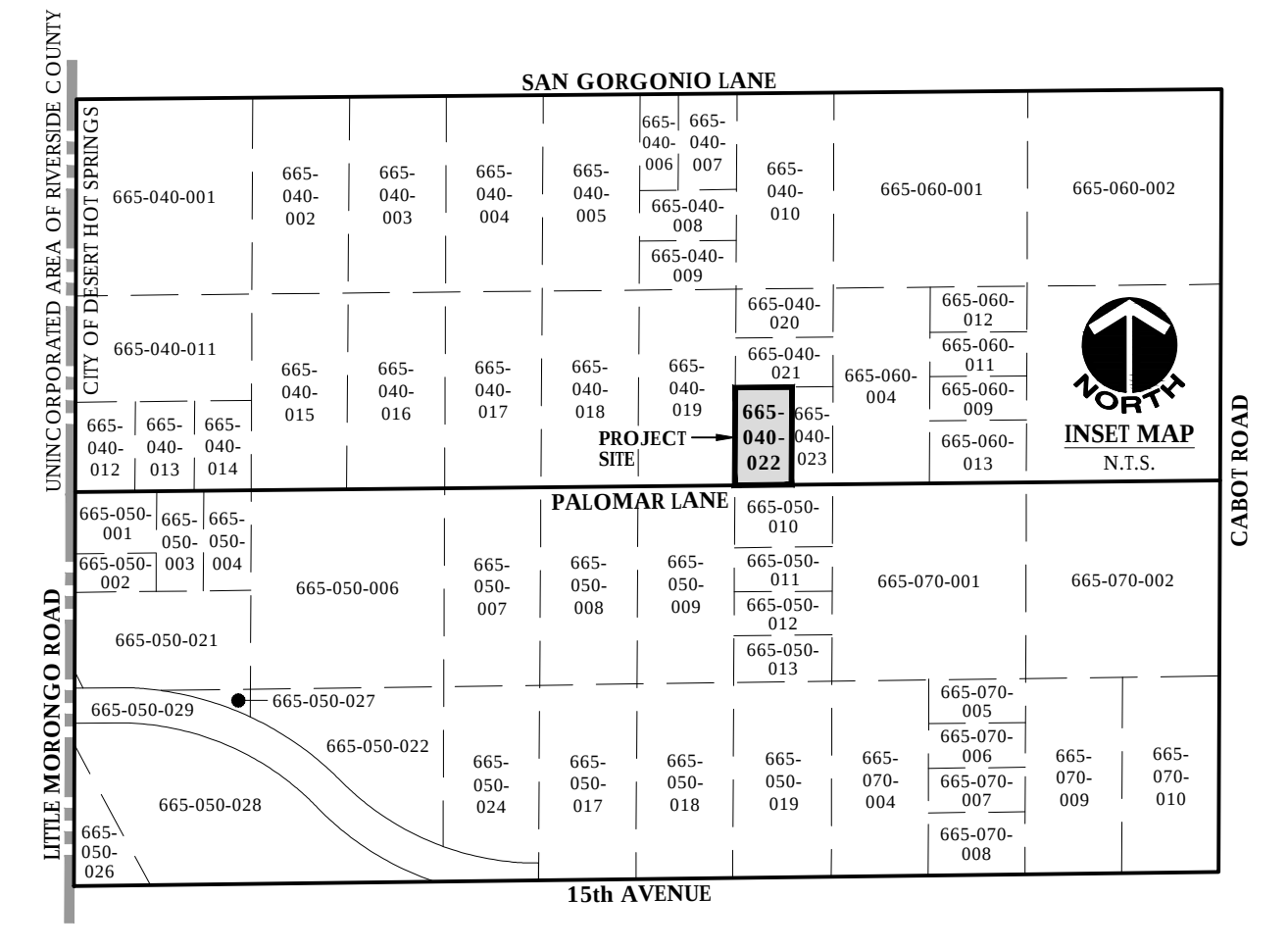




ALTERNATIVE SEPTIC SYSTEM SITE PLAN DATA			
LAND USE	SF	AREA	
GROSS PROJECT AREA	126,129 SF	2.90 AC.	
PALOMAR LN. RIGHT OF WAY EASEMENT DEDICATION	12,814 SF	0.29 AC.	
NET PROJECT AREA	113,315 SF	2.61 AC.	
PARKING CALCULATION			
BUILDING USE	%	BUILDING SF	PARKING RATIO
OFFICE	5%	343 SF	1 STALL PER 250 SF
PROCESSING	9%	618 SF	1 STALL PER 2,500 SF
CULTIVATION	86%	5,904 SF	1 STALL PER 2,500 SF
TOTAL BUILDING AREA	-	6,865 SF	-
PARKING REQUIRED	-	-	5
PARKING PROVIDED	-	-	5



ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSORS 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
PG.	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

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
---	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: FEBRUARY 22, 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
OFFICE	392 SF	1 STALL PER 250 SF	2 STALLS
PROCESSING	749 SF	1 STALL PER 2,500 SF	0 STALLS
CULTIVATION	7,248 SF	1 STALL PER 2,500 SF	3 STALLS
TOTAL BUILDING AREA	8,389 SF	-	-
TOTAL PARKING REQUIRED	-	-	5 STALLS
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:

- 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.