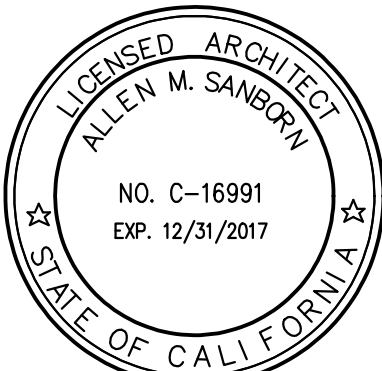




ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
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RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0403

PROJECT TITLE:
**GREEN ACRES
ENTERPRISES**

DILLON ROAD,
Desert Hot Springs, CA

SHEET TITLE:
**SITEPLAN
OVERALL**

REVISIONS

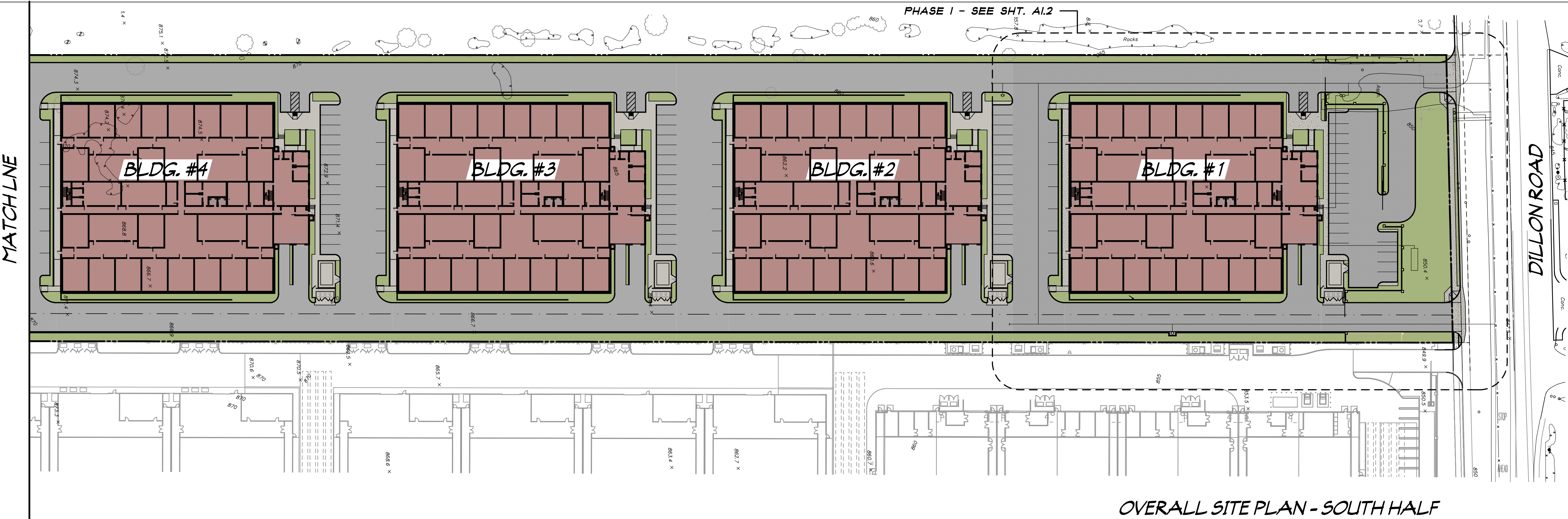
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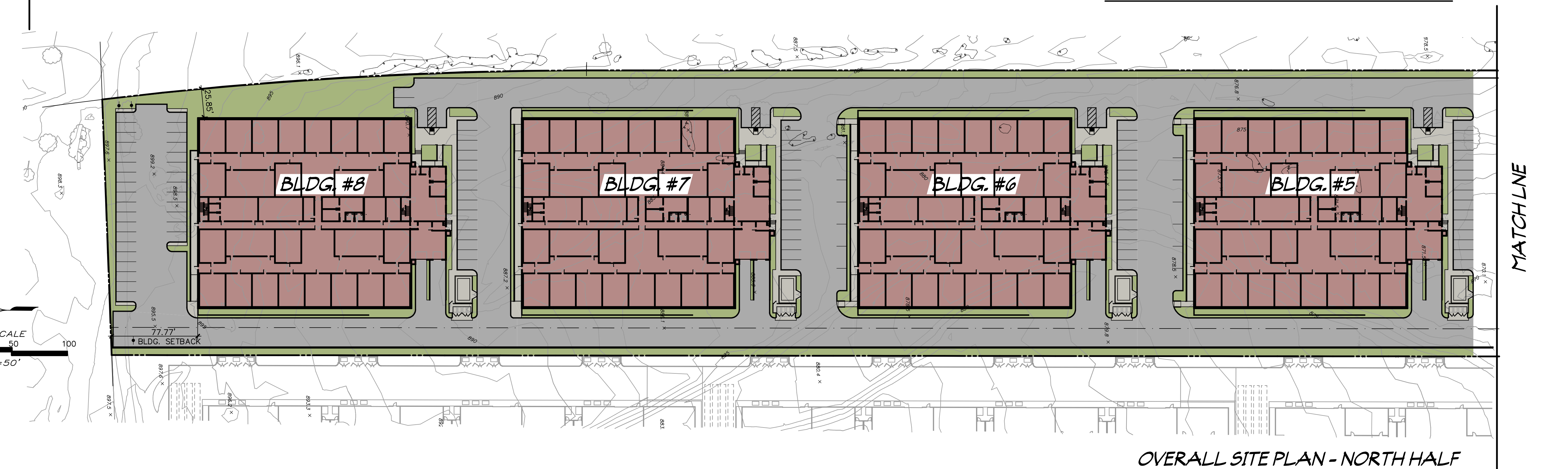
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W.O.	16-137	SCALE	1"=50'
FILE NAME	10 SITE rev		
SAVE DATE	7/19/2017		
DRAWN	Allen Sanborn		
SHEET NO.			

A1.1



OVERALL SITE PLAN - SOUTH HALF



OVERALL SITE PLAN - NORTH HALF

PROJECT DIRECTORY

OWNER/DEVELOPER:
GREEN ACRES ENTERPRISES
423 NORTH LINDEN DRIVE
BEVERLY HILLS, CA 90210

CIVIL ENGINEER
CHRISTIANSEN & COMPANY
3449 NINTH STREET
RIVERSIDE, CA 92501
(951) 484-4441 TEL
(951) 484-4441 FAX
KEITH.CHRISTIANSEN@GMAIL.COM

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PLANNER:
TERRA NOVA PLANNING & RESEARCH, INC.
42435 MELANIE PLACE, STE 101
PALM DESERT, CA. 92211
(760) 341-4800
NCRISTE@TERRANOVAPLANNING.COM

PROJECT UTILITIES

WATER
CIVID
(760) 398-2651

SEWER
MISSION SPRINGS WATER DISTRICT
(760) 329-4448

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
(800) 484-8123

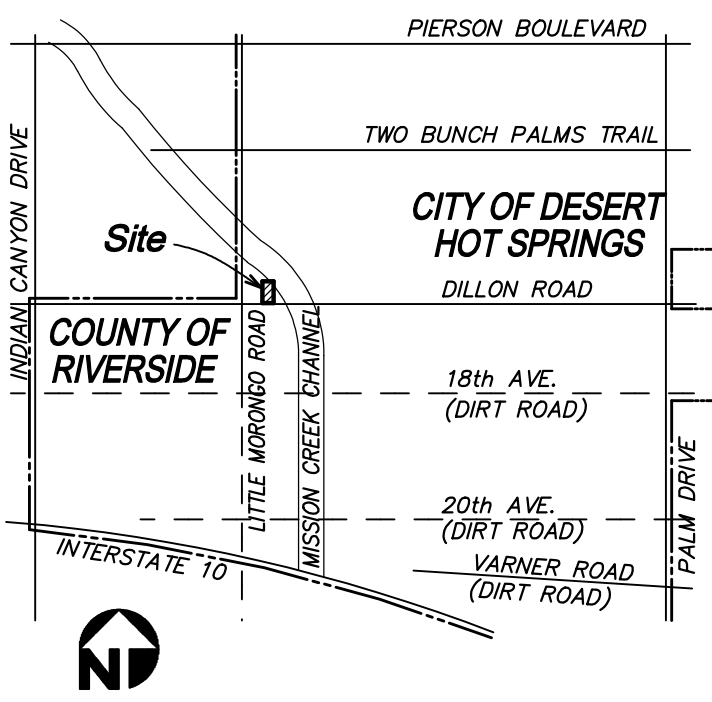
GAS
THE GAS COMPANY / SEMPR ENERGY
(909) 335-1625

TELEPHONE
FRONTIER
(800) 483-5000

TELEVISION
TIME WARNER CABLE
(760) 340-1912

SCHOOL DISTRICT
PALM SPRINGS UNIFIED SCHOOL DISTRICT
(760) 414-0000

VICINITY MAP



PROJECT INFORMATION

ASSESSOR'S PARCEL NO.
445-110-004-5

LEGAL DESCRIPTION
THE EAST HALF OF THE WEST HALF OF THE N.E. 1/4
AND THE WEST 50 FEET OF THE E. 1/2 OF THE N.E. 1/4
OF SECTION 12, T3S, R4E, S.B.M.

BUILDING CODES
THIS PROJECT SHALL COMPLY WITH,
BUT NOT LIMITED TO THE FOLLOWING:
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA TITLE 24 (ENERGY)
CALIFORNIA FIRE CODE (CFC)
CALIFORNIA RESIDENTIAL CODE
(ADOPTS THE 2012 IRC, SECTION R101.1)

20% EDITION
20% EDITION
20% EDITION
20% EDITION
20% EDITION
20% EDITION

LAND AREA TABULATION

GROSS ACREAGE:
DILLON RD. DEDICATION AREA:

S.F.	A.C.
457,791	10.10
3,900	0.09

SITE AREAS

BUILDING
ACCESS ROADS, PARKING, SIDEWALKS,
LANDSCAPE AREAS
NET AREA

S.F.	A.C.
282,072	6.47
248,871	5.64
103,148	2.37
453,891	10.01

PARKING DATA:

TOTAL SITE:
CULTIVATION AREA (270,748 S.F./1 STALL PER 2500 S.F.)
OFFICE AREA (11,888 S.F./1 STALL PER 250 S.F.)
MANUFACTURING (17,120 S.F./1 STALL PER 150 S.F.)
TOTAL PARKING REQUIRED
TOTAL PARKING PROVIDED

120.00 STALLS
80.00 STALLS
11.40 STALLS
214 STALLS
214 STALLS

EXISTING ZONING:

LIGHT INDUSTRIAL (I-L)

PROPOSED ZONING:
LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN USE:

LIGHT INDUSTRIAL (I-L)

PROPOSED GENERAL PLAN 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)

FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CONDITIONAL USE PERMIT INTENT:

1. MEDICAL MARIJUANA CULTIVATION IN ACCORDANCE WITH DESERT HOT SPRINGS MUNICIPAL CODE CHAPTERS 5.50 AND 11.80 INCLUDING PLANT CLONING, CULTIVATION, TRIMMING, DRYING, EXTRACTION AND PROCESSING OF OILS AND BUTTERS, C-02 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 11.80) CURRENT STATE LAWS CODIFIED IN THE COMPASSIONATE USE ACT OF 1994 (CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 11362.1 THROUGH 11362.85). THE CALIFORNIA ATTORNEY GENERAL'S GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF MARIJUANA FOR MEDICAL USE (ISSUED IN AUGUST, 2008) AND THE MEDICAL MARIJUANA REGULATION AND SAFETY ACT (AB220). THE REQUESTED: 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 ON MEDICAL MARIJUANA.