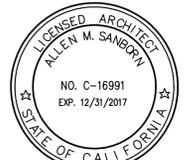




ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. "E-1"
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

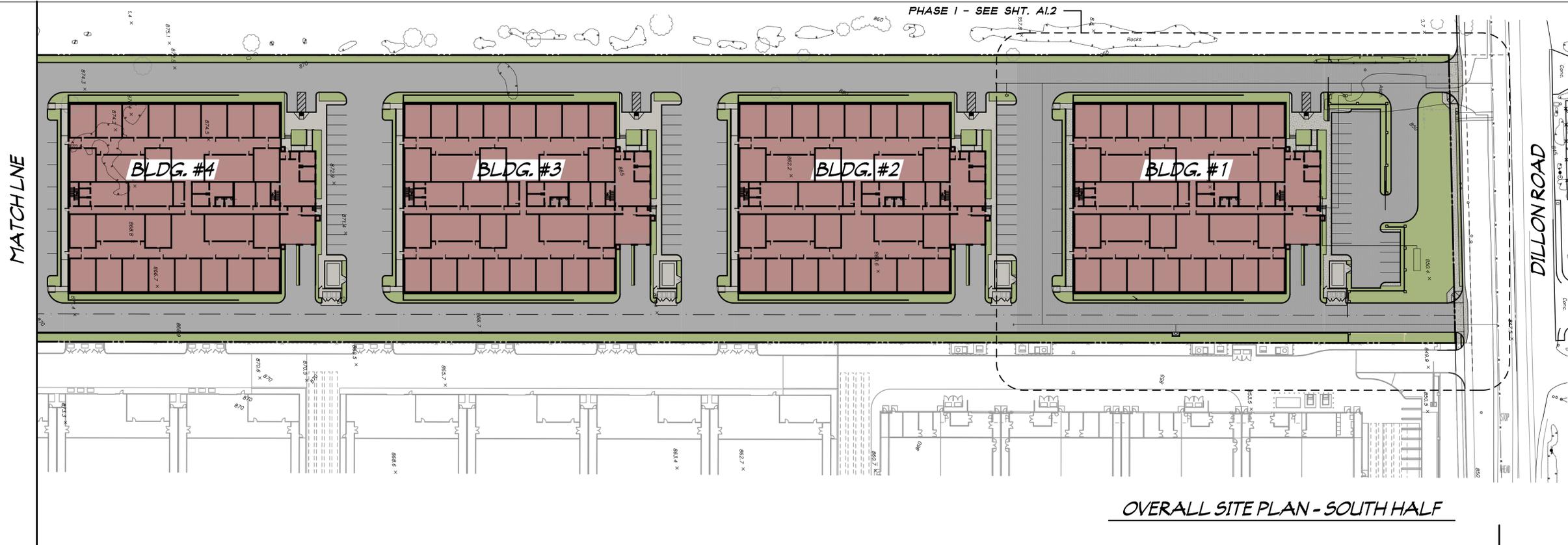
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W.O.	16-137	SCALE	1"=50'
FILE NAME	10 SITE rev		
SAVE DATE	7/19/2017		
DRAWN	Allen Sanborn		
SHEET NO.			

A1.1

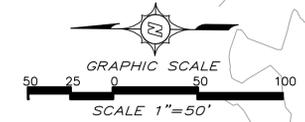
PHASE I - SEE SHT. A1.2



OVERALL SITE PLAN - SOUTH HALF

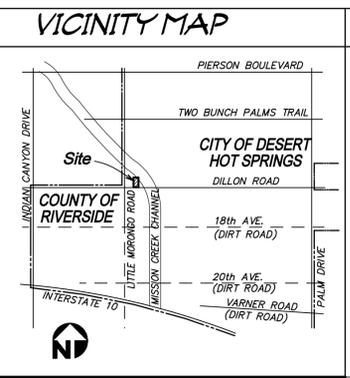


OVERALL SITE PLAN - NORTH HALF



PROJECT DIRECTORY
OWNER/DEVELOPER:
GREEN ACRES ENTERPRISES
423 NORTH LINDEN DRIVE
BEVERLY HILLS, CA 90210
CIVIL ENGINEER
CHRISTIANSEN & COMPANY
3449 NINTH STREET
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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 CVWD (760) 398-2651
SEWER MISSION SPRINGS WATER DISTRICT (760) 329-4448
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY (800) 484-8123
GAS THE GAS COMPANY / SEMPRA ENERGY (909) 335-1425
TELEPHONE FRONTIER (800) 483-5000
TELEVISION TIME WARNER CABLE (760) 340-1912
SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 414-0000



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 30 FEET OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 12, T35, R4E, S8.M.
BUILDING CODES THIS PROJECT SHALL COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING:
CALIFORNIA BUILDING CODE (CBC) 20% EDITION
CALIFORNIA MECHANICAL CODE (CMC) 20% EDITION
CALIFORNIA PLUMBING CODE (CPC) 20% EDITION
CALIFORNIA ELECTRICAL CODE (CEC) 20% EDITION
CALIFORNIA TITLE 24 (ENERGY) 20% EDITION
CALIFORNIA FIRE CODE (CFC) 20% EDITION
CALIFORNIA RESIDENTIAL CODE (ADOPTS THE 2012 IRC, SECTION R601)

LAND AREA TABULATION

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

GROSS ACRES: 461.691
DILLON RD. DEDICATION AREA: 3,900

SITE AREAS
BUILDING 282,072 6.47
ACCESS ROADS, PARKING, SIDEWALKS, LANDSCAPE AREAS 248,871 6.14
NET AREA 103,149 2.37
453,891 10.01

PARKING DATA:
TOTAL SITE: 120.00 STALLS
CULTIVATION AREA (270,748 S.F./I) STALL PER 2500 S.F.: 80.00 STALLS
OFFICE AREA (19,888 S.F./I) STALL PER 250 S.F.: 14.00 STALLS
MANUFACTURING (7120 S.F./I) STALL PER 150 S.F.: 24 STALLS
TOTAL PARKING REQUIRED: 214 STALLS
TOTAL PARKING PROVIDED: 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. FIRN NUMBER: 04045C02845C, 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 11.80 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 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-DISCRIMINATION FOR MEDICINAL USE (ISSUED IN AUGUST, 2008) AND THE MEDICAL MARIJUANA REGULATION AND SAFETY ACT (ASBCLA). THE REQUESTOR, 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.

PLOT DATE 7/19/2017 10:54 AM Z:\Gisrael\Plan\16-137\Zerub_DHS_Cultivation\DESIGN FILES