



ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
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PROJECT TITLE:
**GREEN ACRES
ENTERPRISES**

DILLON ROAD,
Desert Hot Springs, CA

SHEET TITLE:
**SITEPLAN
PHASE I**

REVISIONS

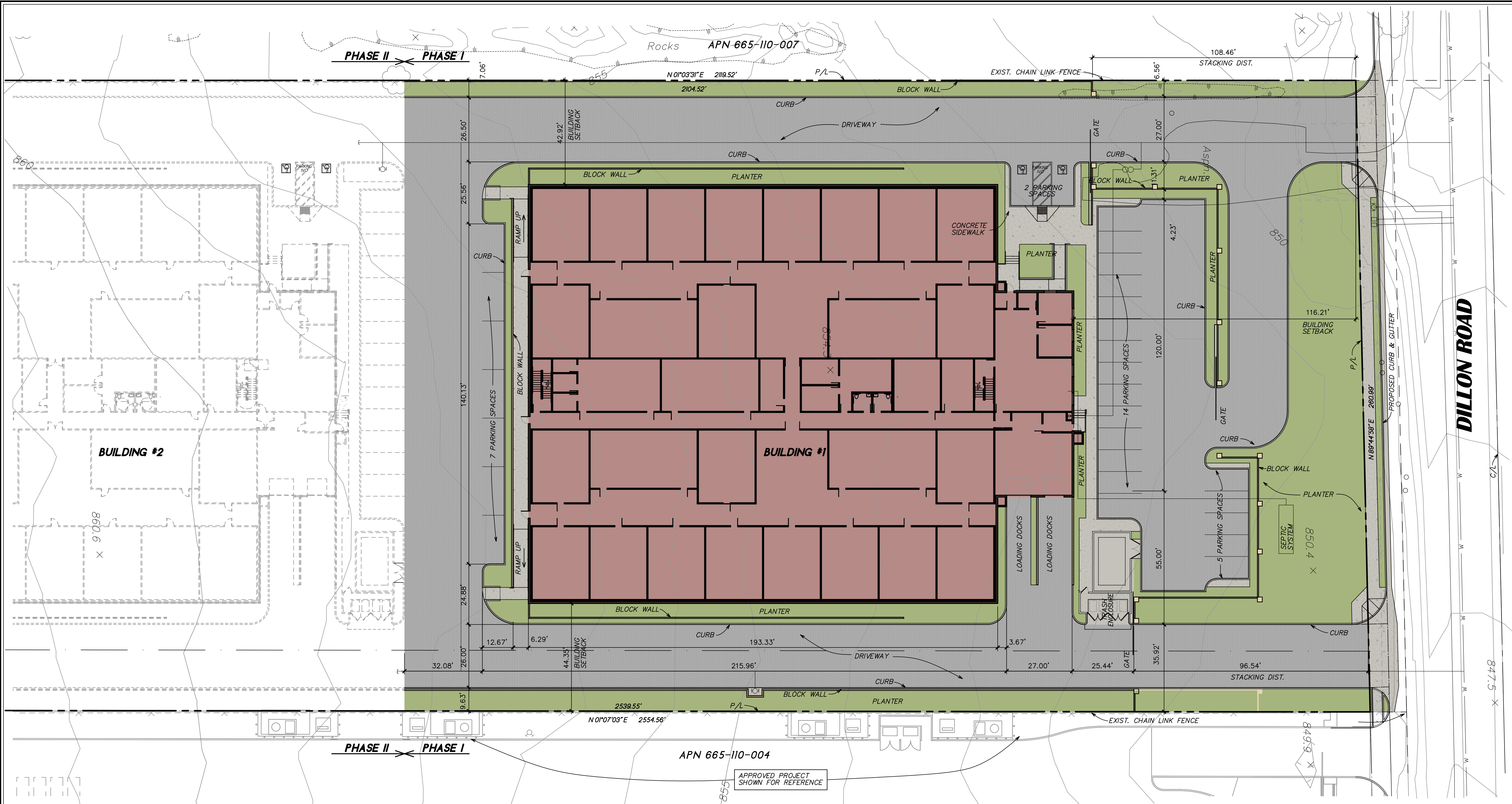
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W.O.	16-137	SCALE 1"=20'
FILE NAME	10 SITE rev	
SAVE DATE	7/19/2017	
DRAWN	Allen Sanborn	
SHEET NO.		

A1.2



PROJECT DIRECTORY

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

CIVIL ENGINEER
CHRISTENSEN & COMPANY
3441 NINTH STREET
RIVERSIDE, CA. 92501
(951) 484-4491 TEL.
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PLANNER:
TERRA NOVA PLANNING & RESEARCH, INC.
4035 MELANIE PLACE, STE 10
PALM DESERT, CA. 92211
(760) 341-6000
NCRISTE@TERRANOVAPLANNING.COM

PROJECT UTILITIES

WATER CVWD (760) 398-2451

SEWER MISSION SPRINGS WATER DISTRICT (760) 329-4448

ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY (800) 484-8023

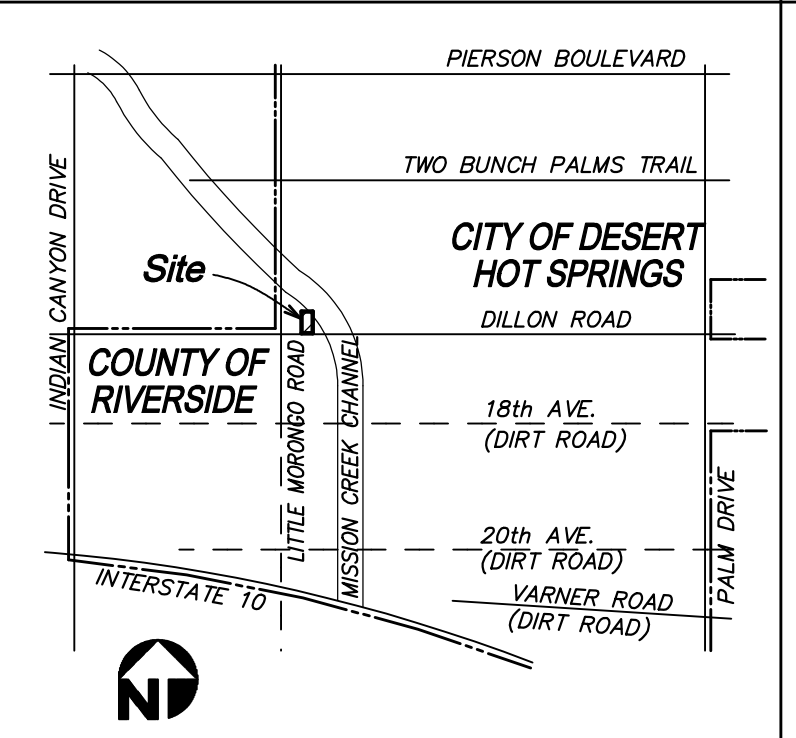
GAS THE GAS COMPANY / SEMPR ENERGY (909) 335-7425

TELEPHONE FRONTIER (800) 483-5000

TELEVISION TIME WARNER CABLE (760) 340-1312

SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 416-4000

VICINITY MAP



PROJECT INFORMATION

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

LEGAL DESCRIPTION
THE EAST HALF OF THE WEST HALF OF THE NW 1/4 AND THE WEST 30 FEET OF THE E 1/2 OF THE NW 1/4 OF SECTION 12, T35, R4E, S8M.

BUILDING CODES
THIS PROJECT SHALL COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING:
CALIFORNIA BUILDING CODE (CBC) 2014 EDITION
CALIFORNIA MECHANICAL CODE (CMC) 2014 EDITION
CALIFORNIA PLUMBING CODE (CPC) 2014 EDITION
CALIFORNIA ELECTRICAL CODE (CEC) 2014 EDITION
CALIFORNIA TITLE 24 (ENERGY) 2014 EDITION
CALIFORNIA FIRE CODE (FC) 2014 EDITION
CALIFORNIA RESIDENTIAL CODE (ADOPTS THE 2015 IRC SECTION R104.1)

LAND AREA TABULATION

S.F.	A.C.
GROSS ACREAGE:	451.791 15.10
DILLON RD. DEDICATION AREA:	3,700 0.09

PHASE I
BUILDING
ACCESS ROADS, PARKING, SIDEWALKS, LANDSCAPE AREAS

35,251	0.82
44,910	1.04
22,790	0.47
102,440	2.35
555,152	12.75

PHASE II OPEN SPACE

PARKING DATA:

PHASE I
CULTIVATION AREA (133,894 S.F./1 STALL PER 2500 S.F.) 14.0 STALLS
OFFICE AREA (12,484 S.F./1 STALL PER 250 S.F.) 10.0 STALLS
MANUFACTURING (190 S.F./1 STALL PER 180 S.F.) 2.0 STALLS
TOTAL PARKING REQUIRED 26 STALLS
TOTAL PARKING PROVIDED 28 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.
FIRM NUMBER: 04045C02295C, 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 1996 (CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 1342.7 THROUGH 1342.83), 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 (AB244). 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.

