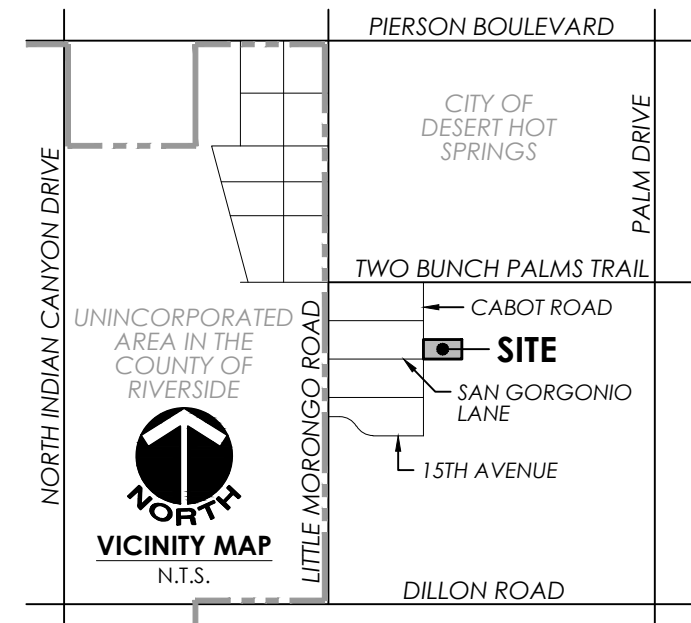
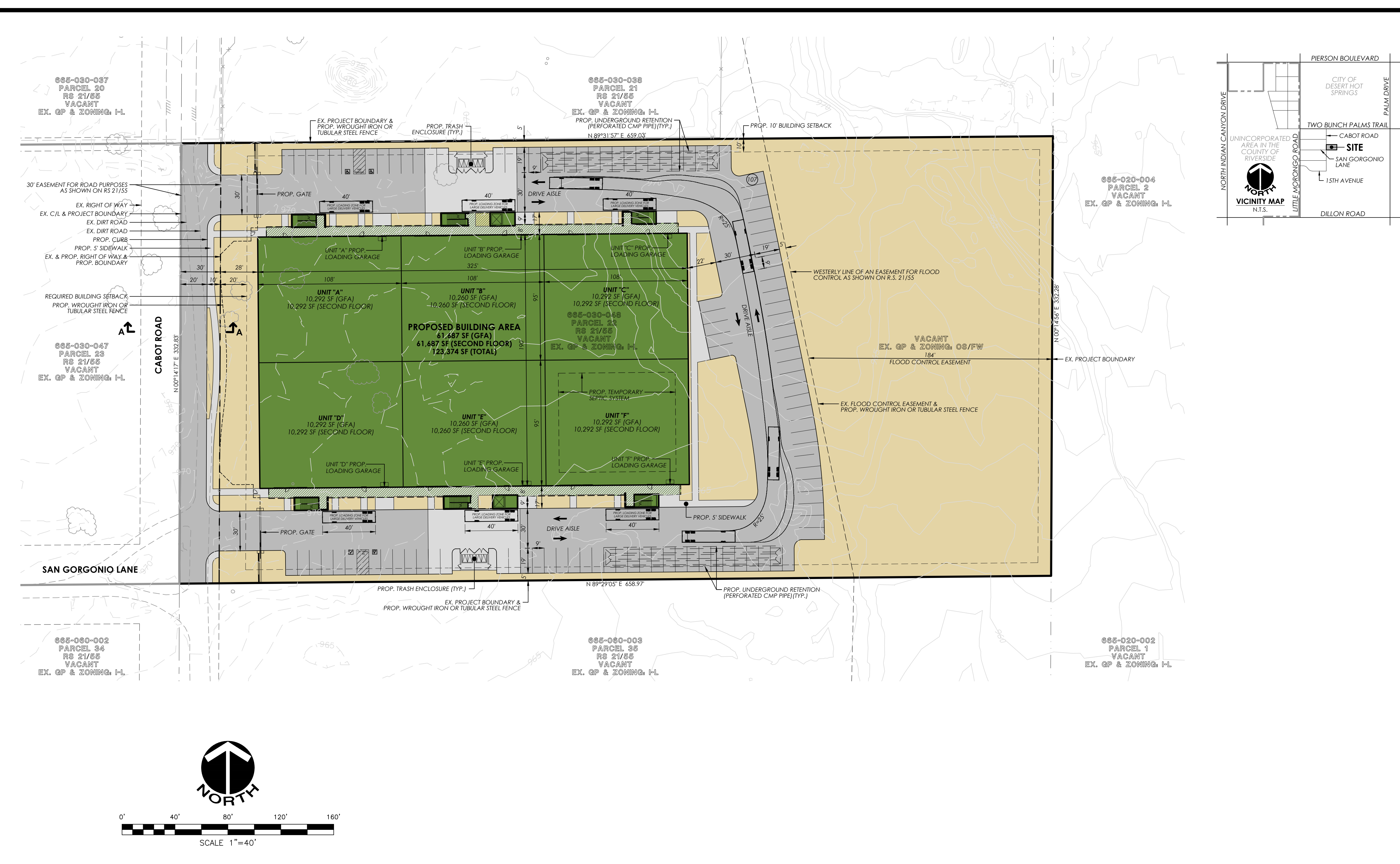




IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: JULY 10, 2017

DATA TABLE

APPLICANT:	DHS DEVELOPMENT CABOT ROAD, LLC.		
ADDRESS:	18880 DOUGLAS, SUITE 322 IRVINE, CALIFORNIA 92612		
CONTACT:	GREGORY SALYERS	TELEPHONE:	(310) 804-1190
LAND OWNER(S):	FRED WALDEN MYERS ANN ERHWEN MYERS		
C/O:	DHS DEVELOPMENT CABOT ROAD, LLC.		
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:	2-6-15 / 4-1-15 / 4-28-15 / 2-3-16	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	665-030-048		
LEGAL DESCRIPTION:	PARCEL 22, R.S. 21/55 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		

LAND USE DATA:	SF	AREA
EXISTING GROSS ACREAGE	219,135 SF	5.03 AC.
CABOT ROAD RIGHT OF WAY EASEMENT DEDICATION	9,984 SF	0.23 AC.
PROPOSED NET ACREAGE	209,151 SF	4.80 AC.

SITE PLAN DATA:	SF	AREA	PERCENTAGE
BUILDING GROUND FLOOR	61,687 SF (GFA)	-	-
ACCESS CORRIDOR (ELEVATOR & STAIRWAY) *	1,580 SF (GFA)	-	-
TOTAL GFA BUILDING AREA	63,267 SF (GFA)	1.45 AC.	30%
BUILDING SECOND FLOOR	61,687 SF (SECOND)	-	-
ACCESS CORRIDOR (ELEVATOR & STAIRWAY) *	1,580 SF (SECOND)	-	-
TOTAL SECOND FLOOR BUILDING AREA	63,267 SF (SECOND)	-	-
TOTAL BUILDING AREA	126,534 SF (TOTAL)	-	-
ACCESS ROADS, HARDSCAPE & PARKING	59,806 SF	1.37 AC.	29%
LANDSCAPE AREAS & RETENTION BASIN	86,078 SF	1.98 AC.	41%
TOTAL AREA	209,151 SF	4.80 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	11,870 SF	1 STALL PER 250 SF	48 STALLS	9%
PROCESSING	7,320 SF	1 STALL PER 750 SF	10 STALLS	6%
CULTIVATION *	107,344 SF	1 STALL PER 2,500 SF	43 STALLS	85%
TOTAL BUILDING AREA	126,534 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	101 STALLS	100%
TOTAL PARKING PROVIDED	-	-	107 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: OS/FW - OPEN SPACE FLOOD WAY)
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

General Notes

- 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.
- Conditional Use Permit Intent: 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 Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94). 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.
- Site Improvements will be constructed at one time, but building construction may be phased in response to market demand.

ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S 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
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 PAVEMENT
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED CURB
---	PROPOSED BUILDING ENVELOPE
---	PROPOSED PARKING SPACES

