

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

CONDITIONAL USE PERMIT PROPOSED INTERIM SITE PLAN

EXHIBIT DATE: SEPTEMBER 6, 2017

DATA TABLE

APPLICANT:	MARAPHARM DHS CA LLC		
ADDRESS:	102-1561 SUTHERLAND AVENUE KELOWNA BC V1Y5Y7		
CONTACT:	SALVATORE BOMMARITO, ESQ.	TELEPHONE:	(760) 328-5226

LAND OWNER:	GREEN GATE BRIDGE LLC.		
ADDRESS:	17973 MEDLEY DRIVE ENCINO, CALIFORNIA 91316		
CONTACT:	DMITRY MARGUSOV	TELEPHONE:	(310) 770-0366

LAND OWNER:	DESERT MISSION LLC.		
ADDRESS:	17973 MEDLEY DRIVE ENCINO, CALIFORNIA 91316		
CONTACT:	DMITRY MARGUSOV	TELEPHONE:	(310) 770-0366

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 NUMBER:	665-050-021, -027 & -030		
---------------------------	--------------------------	--	--

LEGAL DESCRIPTION:	A PORTION OF PARCEL 43 RS 21/55 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		
--------------------	--	--	--

LAND USE DATA:	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EXISTING GROSS ACREAGE:	53,286 SF	1.22 AC.	-
LITTLE MORONGO ROAD & 15TH AVENUE R/W EASEMENT DEDICATION:	4,254 SF	0.10 AC.	-
ADMINISTRATION & PROCESSING POD	320 SF	-	-
CULTIVATION PODS	960 SF	-	-
TOTAL PODS (CULTIVATION & ADMINISTRATION)	1,280 SF	0.03 AC.	3%
VEHICLE & PEDESTRIAN ACCESS AND PARKING	8,755 SF	0.20 AC.	18%
OPEN SPACE	38,997 SF	0.89 AC.	79%
PROPOSED NET ACREAGE:	49,032 SF	1.12 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT
OFFICE	160 SF	1 STALL PER 250 SF	1 STALLS
PROCESSING	160 SF	1 STALL PER 750 SF	1 STALLS
CULTIVATION	960 SF	1 STALL PER 2,500 SF	1 STALLS
TOTAL PARKING REQUIRED	-	-	3 STALLS
TOTAL PARKING PROVIDED	-	-	4 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

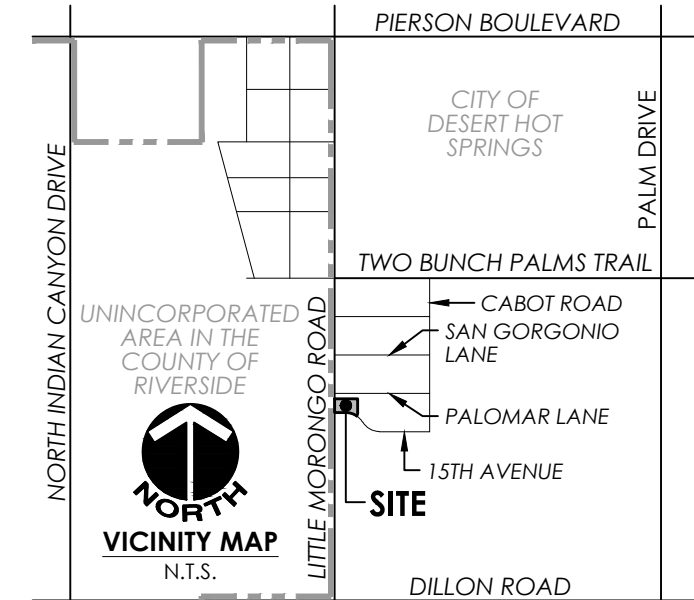
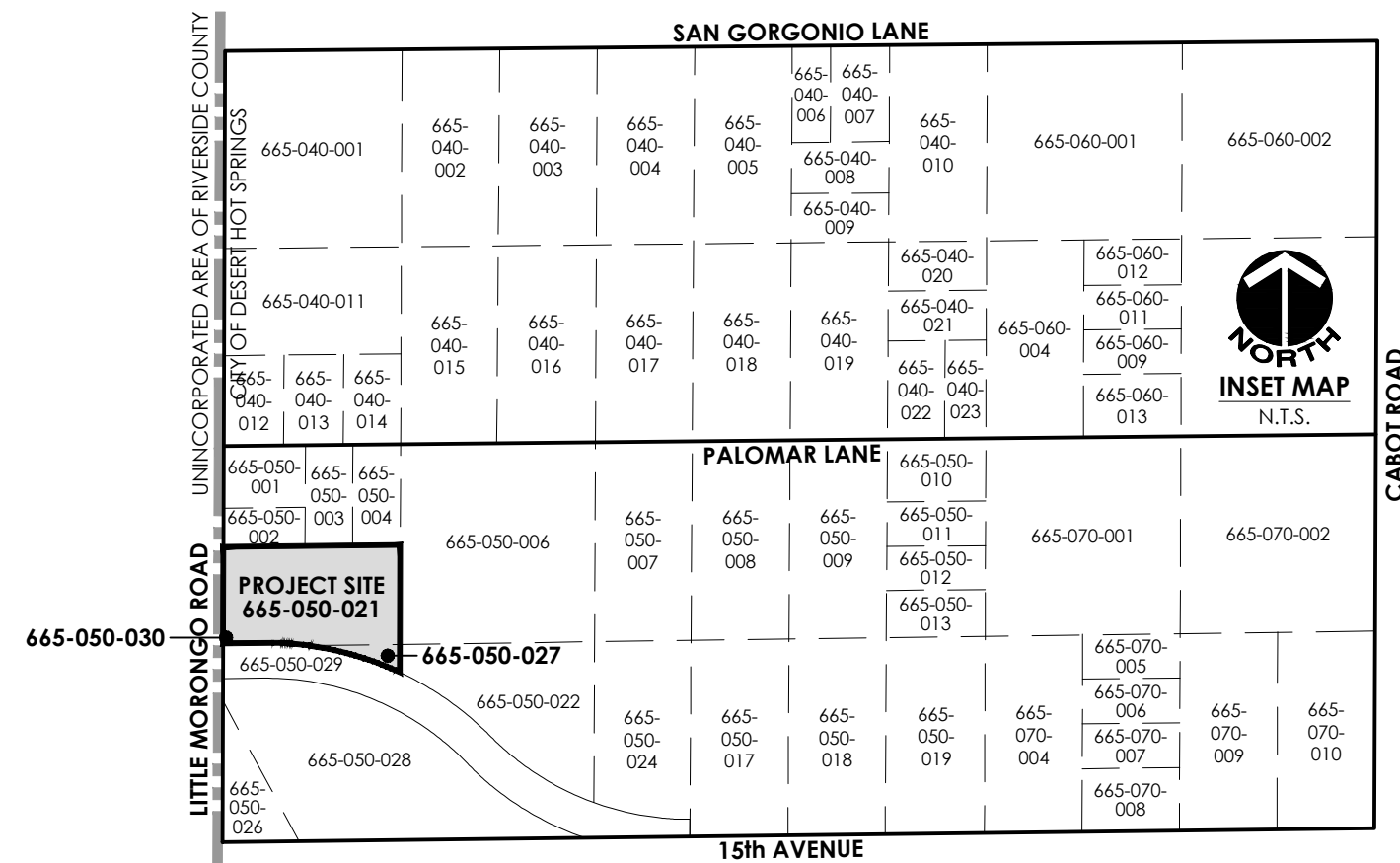
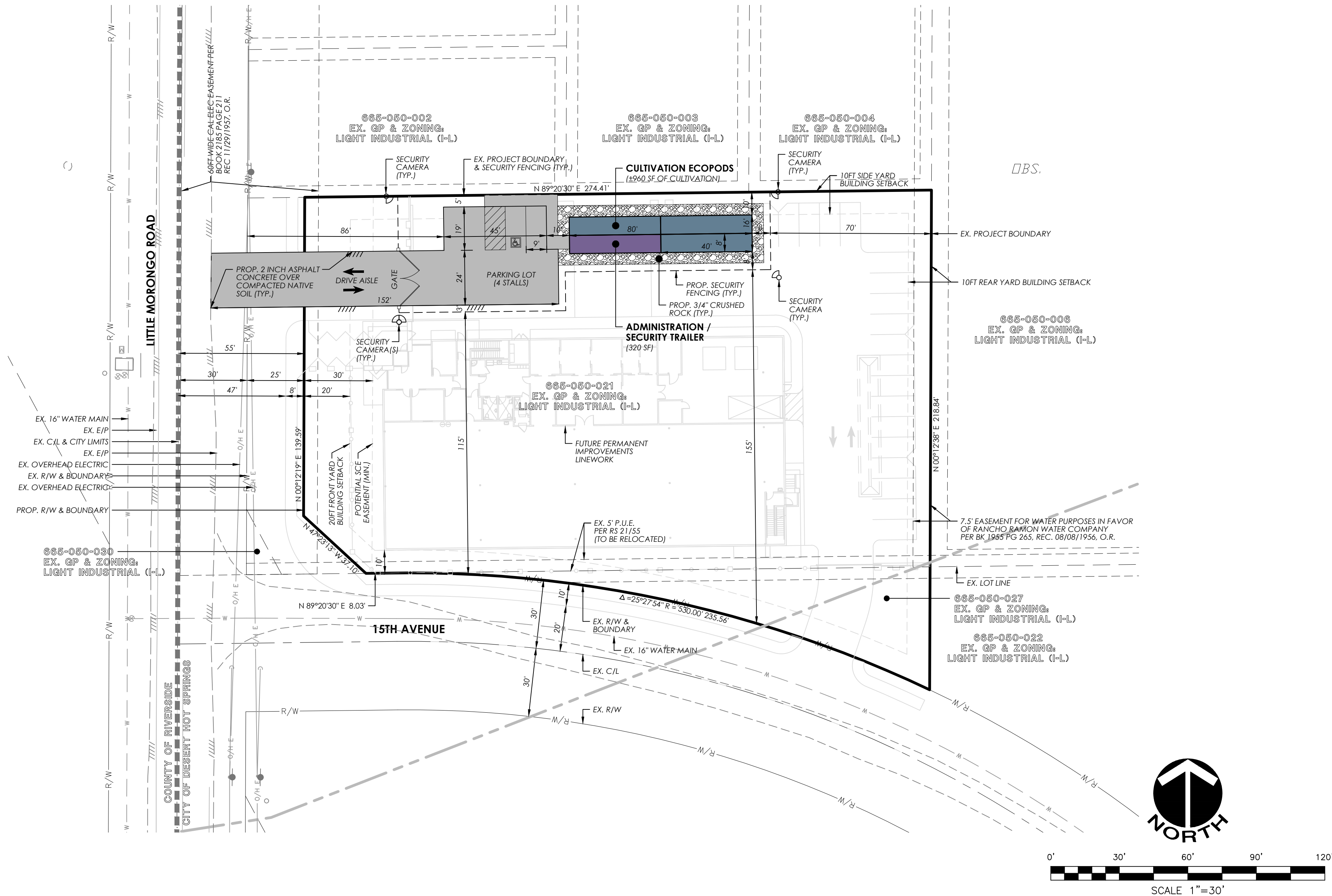
FEMA FLOOD ZONE DESIGNATION:
ZONE AO - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT
FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

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.



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ACREAGE
AC	ASPHALT CONCRETE
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
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND
UL	UPPER LEVEL

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	L	EXISTING LOT LINE
---	P	EXISTING EDGE OF PAVEMENT
---	T	EXISTING TELEPHONE
---	O/H T	EXISTING OVERHEAD TELEPHONE
---	R/W	EXISTING RIGHT OF WAY
---	S	EXISTING SEWER
---	FM	EXISTING SEWER FORCE MAIN
---	W	EXISTING WATER
---	C	EXISTING CITY / COUNTY LIMITS
---	P	PROJECT BOUNDARY
---	P	PROPOSED PARCEL LINE
---	P	PROPOSED AND EXISTING CENTER LINE
---	P	PROPOSED RIGHT OF WAY
---	P	PROPOSED CURB
---	P	PROPOSED BUILDING ENVELOPE
---	P	PROPOSED PARKING SPACES