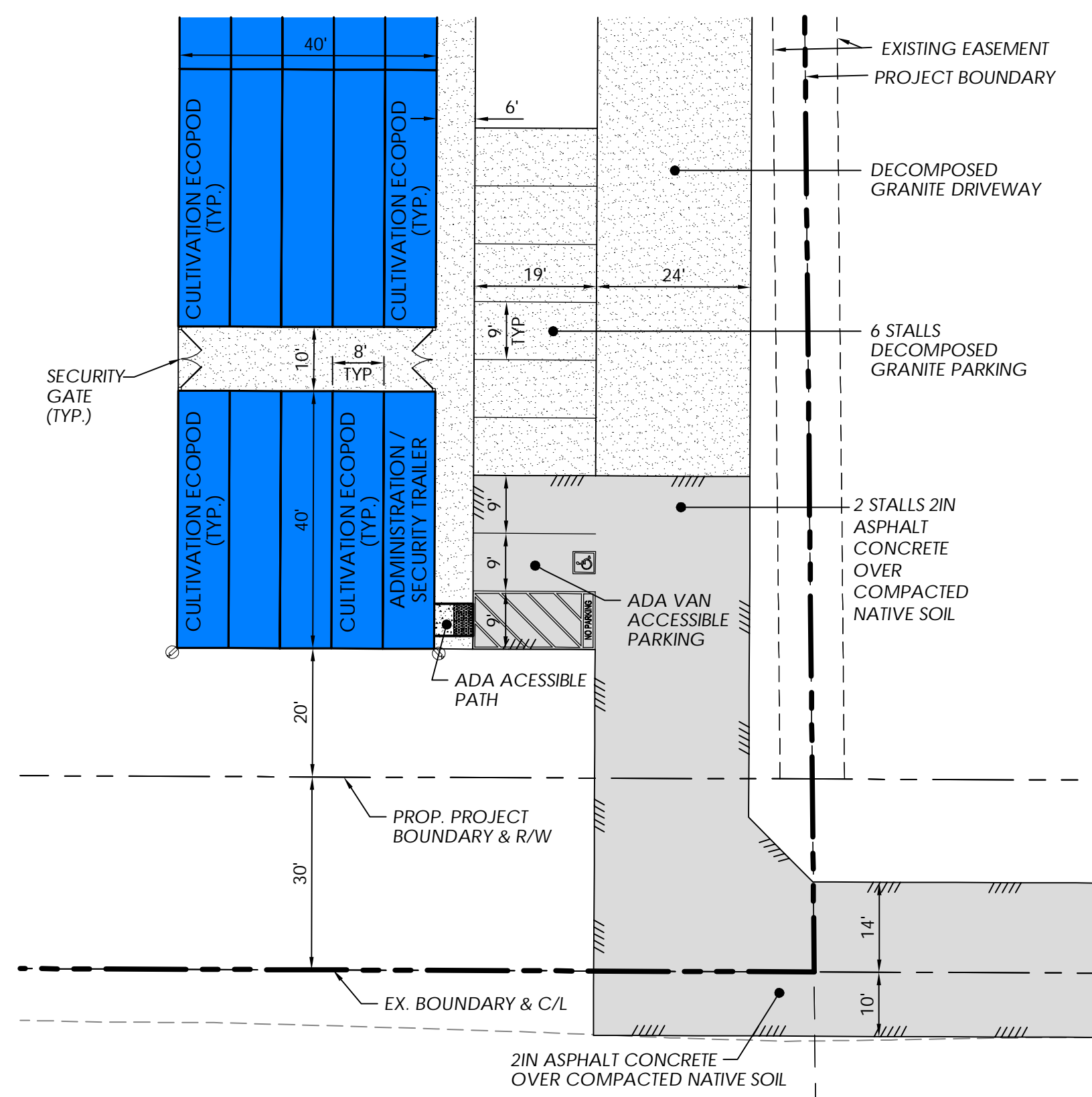
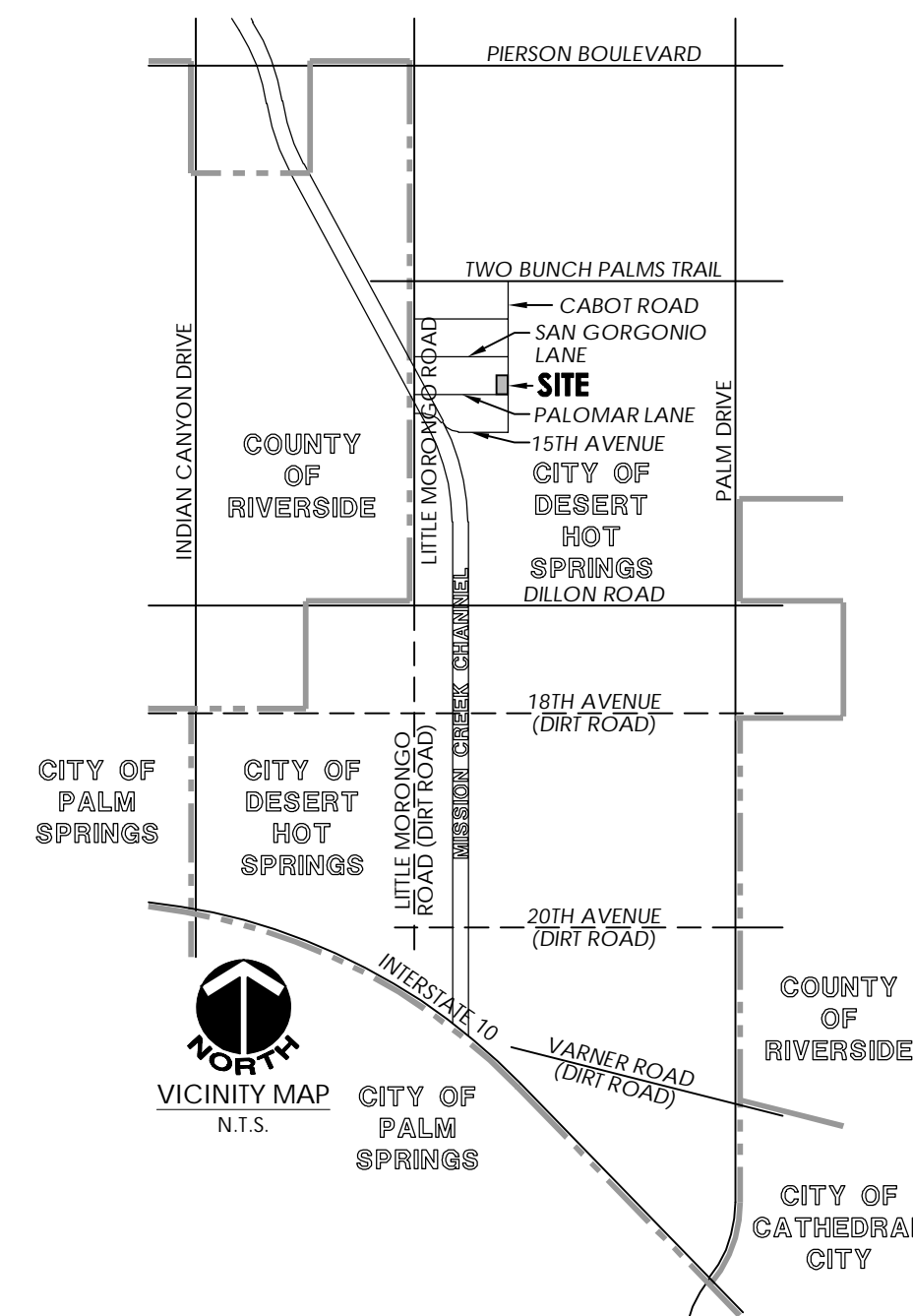
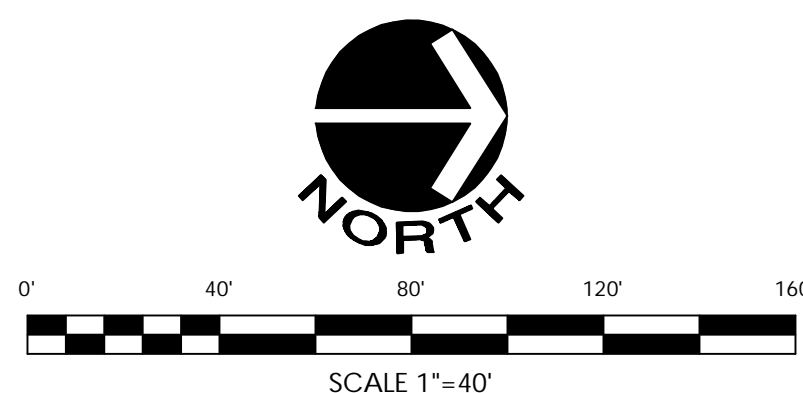


OVERALL PROJECT MAP WITH INTERIM SITE PLAN



INTERIM SITE PLAN



IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
YUCCA MESA HOLDINGS, L.L.C		
EXHIBIT DATE: AUGUST 16, 2017		
DATA TABLE		
APPLICANT / LAND OWNER:	YUCCA MESA HOLDINGS L.L.C	
ADDRESS:	56540 CHIPMUNK TRAIL YUCCA VALLEY, CA 92284	
CONTACT:	JIM SHAFFER	TELEPHONE: (248) 767-5869
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE: (760) 320-9811
ASSESSOR'S PARCEL NUMBER:	665-060-006	
LEGAL DESCRIPTION:	A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN	
LAND USE DATA:	S.F.	ACREAGE
GROSS ACREAGE	90,716	2.08
CABOT ROAD PUBLIC STREET DEDICATION	9,535	0.22
PALOMAR LANE PUBLIC STREET DEDICATION	9,433	0.22
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 - RIVER OR STREAM FLOOD HAZARD AREAS, AND AREAS WITH A 1% OR GREATER CHANCE OF SHALLOW FLOODING EACH YEAR, USUALLY IN THE FORM OF SHEET FLOW, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED ANALYSES ARE SHOWN WITHIN THESE ZONES. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ARE ALSO DETERMINED.		
FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008		

Purpose:
As an optional component of its CUP application, Yucca Mesa Holdings L.L.C proposes to operate nineteen (19) interim 8' x 40' pre-engineered secure cultivation "ecopod" containers while designing and constructing its permanent cultivation buildings. The purpose of the interim facility is to allow the applicant to start generating revenue to fund the cost of construction and also bring taxable income on line for the City more quickly. Upon completion of the permanent cultivation buildings, operations would relocate and the interim facility would be retired and dismantled.

Characteristics:
The interim facility would include the following characteristics:

- Nineteen (19) fully enclosed and secure 8' x 40' cultivation "ecopod" containers
- One (1) fully enclosed and secure 8' x 40' security and administration container
- Visually screened to obscure views from outside the structure
- Equipped with high definition night vision cameras capable of providing full facial recognition
- Single point, access controlled entry point
- 24/7 on-site security personnel
- Decomposed granite access road aligned with future driveway

Conditional Use Permit Intent:

1. 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.
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 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.