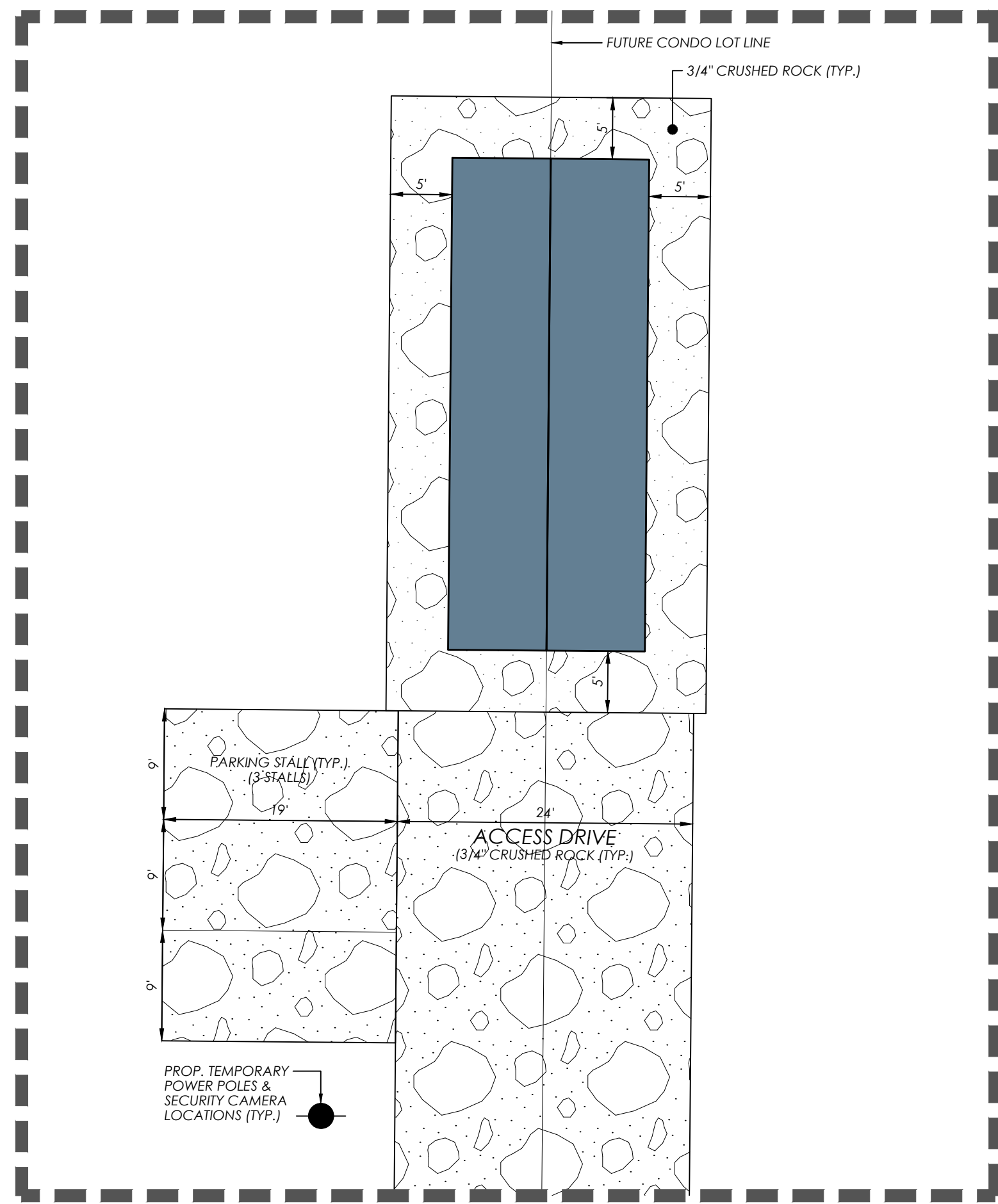
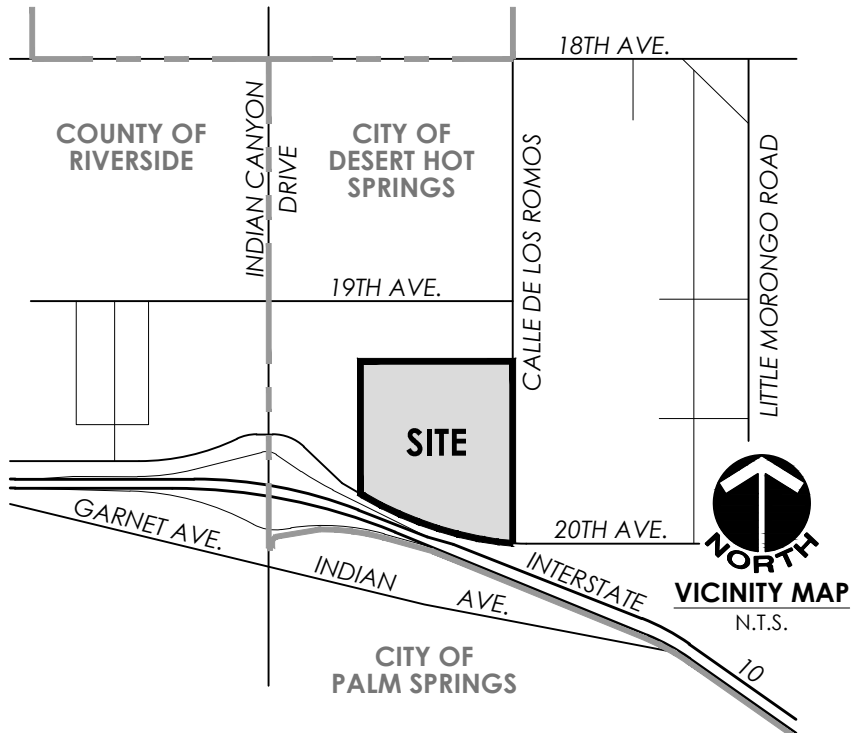


SEE TYPICAL CULTIVATION POD LAYOUT



TYPICAL CULTIVATION POD LAYOUT



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
E/D	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.S.	MAP BOOK
MIN.	MINIMUM

NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/P	OPEN SPACE / PARKS
PEL	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
ST.	STANDARD
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 TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	PROJECT BOUNDARY
---	EXISTING CENTER LINE

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

CONDITIONAL USE PERMIT
INTERIM SITE PLAN

EXHIBIT DATE: JULY 13, 2017

DATA TABLE

APPLICANT / LAND OWNER:	DESERT HARVEST DEVELOPMENT, LLC.
ADDRESS:	520 NEWPORT CENTER DRIVE, SUITE 1400 NEWPORT BEACH, CALIFORNIA 92660
CONTACT:	MICHAEL AVENANTI TELEPHONE: (949) 706-7000

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 ARJINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY:	MARCH 28, 2017 TELEPHONE: (951) 687-4252

ASSESSOR'S PARCEL NUMBER:	666-370-019
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LEGAL DESCRIPTION:	PARCEL 2 OF PARCEL MAP NO. 19073 OF PM 134/89 IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.
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LAND USE DATA:	SQUARE FEET	ACREAGE	%
EXISTING GROSS ACREAGE	2,827,472 SF	64.91 AC.	100%
CULTIVATION PODS	10,240 SF	0.23 AC.	-
ADMINISTRATION, SECURITY, AND RESTROOM POD	320 SF	0.01 AC.	-
SUBTOTAL PODS	10,560 SF	0.24 AC.	1%
ACCESS DRIVES, PARKING, AND POD BUFFER	127,350 SF	2.93 AC.	4%
AREA NOT USED FOR INTERIM USES	2,689,562 SF	61.74 AC.	95%

EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED ZONING:	LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (LI)
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT

SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	INTERSTATE 10 / CITY OF DESERT HOT SPRINGS ANNEXATION BOUNDARY
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST:	COMMERCIAL / 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 X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD	
FIRM NUMBER: 06065C0895G; 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