

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

CONDITIONAL USE PERMIT PROPOSED INTERIM SITE PLAN

EXHIBIT DATE: NOVEMBER 16, 2017

DATA TABLE

APPLICANT / LAND OWNER:	DESERT GROW, LLC.		
ADDRESS:	P.O. BOX 946 WEATHERFORD, TEXAS 76086		
CONTACT:	DAVID PALMER	TELEPHONE:	(817) 426-4469
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(951) 687-4252
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

LEGAL DESCRIPTION: A PORTION OF PARCEL 34 RS 25/84 SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SAN BERNARDINO BASE & MERIDIAN

LAND USE DATA:	AREA SF	ACRE	%
EXISTING GROSS AREA	54,988 SF	1.26 AC.	-
FUTURE PALOMAR R/W DEDICATION	4,941 SF	0.11 AC.	-
FUTURE NET AREA	50,046 SF	1.15 AC.	100%
ADMINISTRATION & PROCESSING POD	160 SF	-	-
CULTIVATION PODS	480 SF	-	-
TOTAL PODS (CULTIVATION & ADMINISTRATION)	640 SF	0.01 AC.	1%
VEHICLE / PEDESTRIAN ACCESS & PARKING	8,052 SF	0.18 AC.	16%
OPEN SPACE	41,354 SF	0.95 AC.	83%

ONSITE PARKING DATA:	BLDG SF	%	PARKING RATIO	COUNT
ADMINISTRATION / SECURITY	160 SF	25%	1 STALL PER 250 SF	1 STALLS
CULTIVATION	480 SF	75%	1 STALL PER 2,500 SF	1 STALLS
TOTAL BUILDING AREA	640 SF	100%	-	2 STALLS
TOTAL PARKING REQUIRED	-	-	-	2 STALLS
TOTAL PARKING PROVIDED	-	-	-	4 STALLS

EXISTING ZONING: LIGHT INDUSTRIAL (L-I)
PROPOSED ZONING: LIGHT INDUSTRIAL (L-I) WITH
CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (L-I)
PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (L-I) WITH
CONDITIONAL USE PERMIT

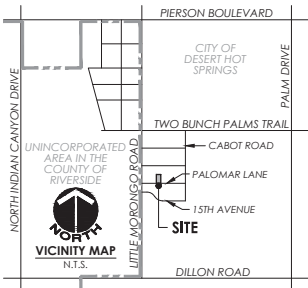
SURROUNDING LAND USES:
NORTH: VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH: VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST: VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST: VACANT LAND (ZONED: LIGHT INDUSTRIAL)

PUBLIC UTILITY SURVEYORS:		
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.	(800) 684-8123
GAS:	THE GAS COMPANY / SEMPRA ENERGY	(909) 335-7425
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
DEPTH OF 1 FOOT.
FIRM NUMBER: 06045C0885G; EFFECTIVE DATE: AUGUST 28, 2008

Conditional Use Permit Intent:

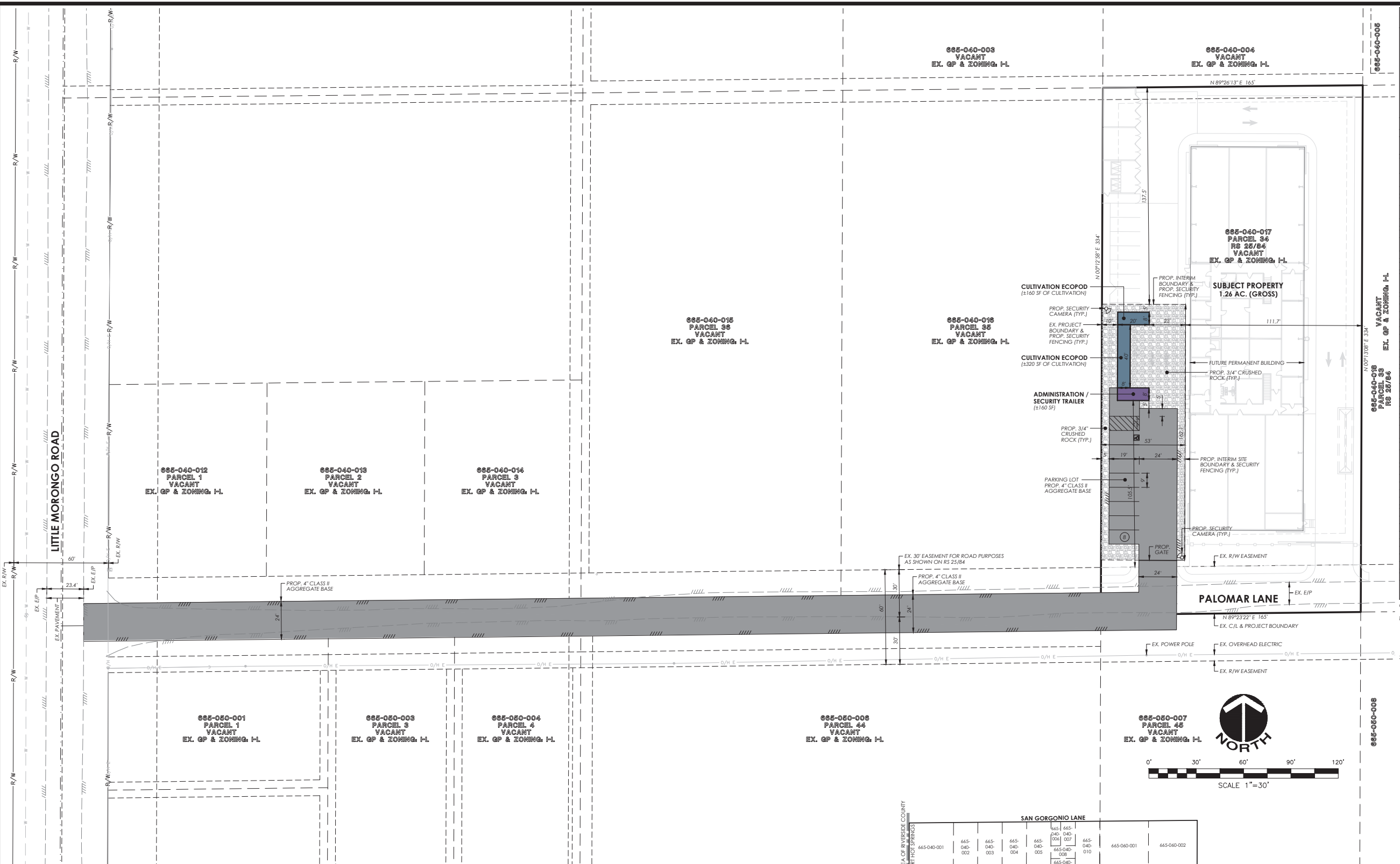
- Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.50 and 17.180 including plant cloning, cultivation, trimming, drying, extraction, and processing of oils and butters, CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.
- 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	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ACREAGE	PED.	PEDESTRIAN
AC	ASPHALT CONCRETE	PG.	PAGE
APN	ASSESSOR'S PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
ESMT.	EASEMENT	SF	SQUARE FEET
EX.	EXISTING	STD.	STANDARD
GFA	GROUND FLOOR AREA	TYP.	TYPICAL
MAX.	MAXIMUM	UG	UNDERGROUND
M.B.	MAP BOOK		
MIN.	MINIMUM		

LEGEND

---	C	EXISTING CABLE
---	DIN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	R	EXISTING LOT LINE
---	T	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
---		PROJECT BOUNDARY
---		PROPOSED AND EXISTING CENTER LINE
---		PROPOSED RIGHT OF WAY
---		PROPOSED CURB
---		PROPOSED BUILDING ENVELOPE
---		PROPOSED PARKING SPACES

