	ALPIN: DDD P 12	548.1 , 662.5 662.1 661.3 562.2 ,661.3 52	ACT OF CONTROL AND	Image: Constraint of the second sec	APN: 669-140-00 (634 (625 (624) (623) (623)	
,5345) ///		GROSS AC.	NET AC.*			

APN: 669-150-003 VACANT LAND (INDUSTRIAL)

INCHES

LOT	LAND USE	GROSS AC.	NET AC.*
1	MIXED USE (INDUSTRIAL & COMMERCIAL)	9.5	7.7
2	MIXED USE (INDUSTRIAL & COMMERCIAL)	15.5	12.0
3	MIXED USE (INDUSTRIAL & COMMERCIAL)	22.1	15.2
4	MIXED USE (INDUSTRIAL & COMMERCIAL)	7.0	3.7
5	MIXED USE (INDUSTRIAL & COMMERCIAL)	8.9	5.3
6	DOMESTIC WATER FACILITY SITE / MIXED USE	1.6	1.6
D	(INDUSTRIAL & COMMERCIAL)	1.0	
	WASTEWATER FACILITY SITE / MIXED USE	1.0	0.7
7	(INDUSTRIAL & COMMERCIAL)	1.0	
8	WECS, SOLAR & SCE FACILITIES	3.9	2.5
А	OPEN SPACE CONSERVATION	31.7	-
В	OPEN SPACE CONSERVATION	3.1	-
С	OPEN SPACE/INFILTRATION BASIN	0.2	-
D	OPEN SPACE/INFILTRATION BASIN	0.5	_
Ε	OPEN SPACE/INFILTRATION BASIN/GAS EASEMENT	0.7	_
-	STREETS	17.7	_
TOTAL	-	123.4	48.7

Land Use Development Summary

Planning Area	Land Use District	Acres (Gross)	Maximum FAR	Maxim	Maximum		
				Phase 1 ^{1,2}	Phase 2 ^{1,2}	Project Total	Hotel Rooms/ Keys
1	Mixed Use (Industrial)	63.0	1.5	712,206 ⁷	826,551 ⁷	1,538,7577	150 ^{3,4}
	Mixed Use (Commercial)			166,181 ^{4,8}	192,861 ^{4,8}	359,042 ^{4,8}	
2	Open Space/ Conservation ⁵	38.7	_	_			_
Backbone Infrastructure ^{2,6}		21.7		—			
Total	_	123.4	_	_	_	See above	150

 Refer to Section 3.2, *Phasing Plan*, for a discussion of the Specific Plan's phasing plan.
 Land use intensity transfers between phases are permitted so long as the maximum gross square footage does not exceed the project total. Additionally, surplus land (if available) from the project's water and wastewater facilities sites (portion of Backbone Infrastructure) may be

used for development as part of Planning Area 1 so long as the maximum gross square footage doesn't exceed the project total. Refer to the *Planning Area 1* description, as well as Section 3.2 for a discussion of allowable intensity transfers between phases and Planning Areas.

³ The total number of hotel rooms/keys that can be developed in Planning Area 1 shall not exceed 150. The number of rooms/keys can be split between proposed hotel developments, but may not exceed 150.
 ⁴ The maximum commercial square footage allowed in Planning Area 1 includes development of a hotel (or hotels) that could accommodate up to 150 rooms/keys. The square footage of the hotel(s) developed shall be accounted for in and deducted from the

maximum commercial square footage allowed. ⁵ Up to a maximum of 10% of the Open Space/Conservation area (approximately 3.9 acres) may be developed with sustainable energy facilities (wind energy conversion systems and solar farms/fields), electrical substation facilities, and water/sanitary sewer facilities. Refer to the Direction face of the approximately and the constitution of the provide the direction of the direction

the *Planning Area 2* description for a discussion of the permitted uses within the Open Space/Conservation area.
⁶ Backbone infrastructure includes public roads and water, wastewater, and drainage infrastructure.

⁷ A maximum of 1,154,068 gross square feet may consist of marijuana cultivation area (Phase 1 maximum: 534,155 gross square feet, Phase 2 maximum: 619,913 gross square feet). Marijuana cultivation is prohibited in the Freeway Frontage Overlay Zone (see Figure 3-

Specific Plan Land Use Plan, and Table 5-1, Permitted Land Uses).
 A maximum of 115,407 gross square feet may consist of marijuana dispensary retail space (Phase 1 maximum: 53,416 gross square feet, Phase 2 maximum: 61,991 gross square feet).



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APNI 660-030-002			IG AREA 1 E (COMMERCIAL /	INDUSTRIAL)		
662.1 665.2 665.2 661.4 661.4			IG AREA 1 FRONTAGE OVERLAY	Ź ZONE		
PARCEL 1 PARCEL MAR NO. 15882 PMB 103, PAGES 94 & 95			IG AREA 2 TION AREA / OPEN	N SPACE		
APN: 660-030-002 VACANT LAND (RD RURAL DESERT) PROPERTY OWNER:			SOLAR & SCE IN OPEN SPACE	FACILITIES		
COACHELLA VALLEY INSERVATION COMMISSION		DOMESTI	IC WATER FAC	ility site		
,655.6 ,655.6 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2 ,655.2		WASTEWA	ATER FACILITY	SITE		
452.5 452.5 452.5 452.6 451.4 45		RETENTI	on basin/dra	AINAGE SWALE		
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,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9 ,848.9		ROAD /	RIGHT-OF-W	'AY		
644.8 644.8		UTILITIES	S EASEMENT			
643.6 643.6 642.1 641.5 642.1 641.5 641.2 641.2 641.7	PHASE 1	DEVELOF	PMENT AREA F	PHASING		
PARCEL 2 PARCEL MAP NO. 15882 PMB 103, PAGES 94 & 95	*	PRIMARY	/ VEHICULAR A	ACCESS		
APN: 880-030-024 VACANT LAND (RD RURAL DESERT) PROPERTY OWNER:		SECOND,	ARY VEHICULA	R ACCESS		
3 ,836.3 ,835.7 ,835.7 ,835.4 ,834.7 ,834.7 ,834.7 ,835.7 ,834.7 ,835.7 ,835.4		10' WID.	e multi purf	POSE TRAIL		
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ADD.A SO ROAD RIGHT-OF-WAY FOR STREET AND PUBLIC UTILITY PURPOSES PER ACCEPTED OFFER AT DEDICATION BY COUNTY OF RIVERSIDE PARCEL MAP NO. 15882:85.8 SOLA SOL	>	ALIGNME THORNT(NT OF FUTUR ON ROAD (OFF	E FSITE)		
8728.1 6727.8 6727.8 6727.8 6727.5						
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APN: 880-150-002 XISTING RESIDENTIAL RURAL RESIDENTIAL)	OWNER/PREPARED DESERT LAND VENTU 2100 PALOMAR AIRPOR SUITE 209 CARLSBAD, CA 920 PH: (760) 431-810	RES III LLC RT ROAD		& ASSOCIATES E , I N C . IGINEERING = SURVEYING t: (949) 583-1010 - FX: (949) 583-0759		
All CUITIBLE ROCK a Araa a A	PH: (760) 431-8100 LAND USE PLAN VTTM 37185 DESERT LAND VENTURES III LLC					
DATE PREPARED: 04/06/18 rtinez DATE: Apr. 06, 2018 02:18:3	18 DESERT HOT SPRINGS, CA 18:35 PM FILE: F:\0533\Planning\0A_Project\Exh_General\Land Use Exhibit\Land Use Exhibit.dw					

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