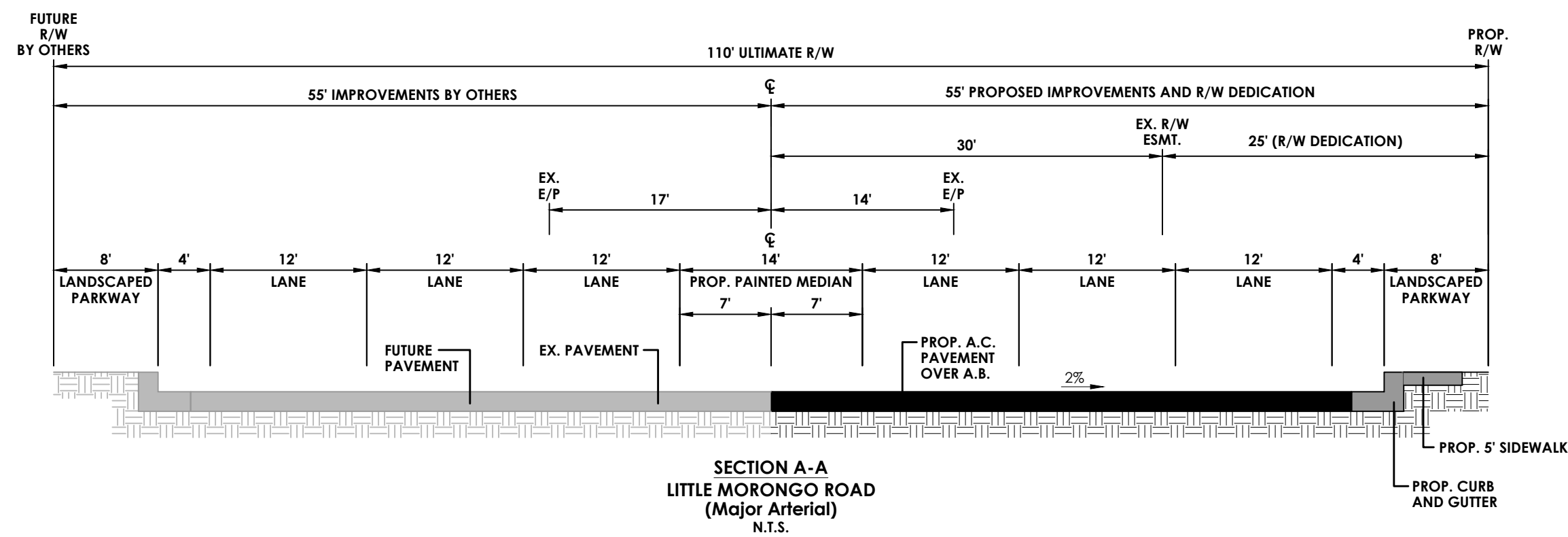
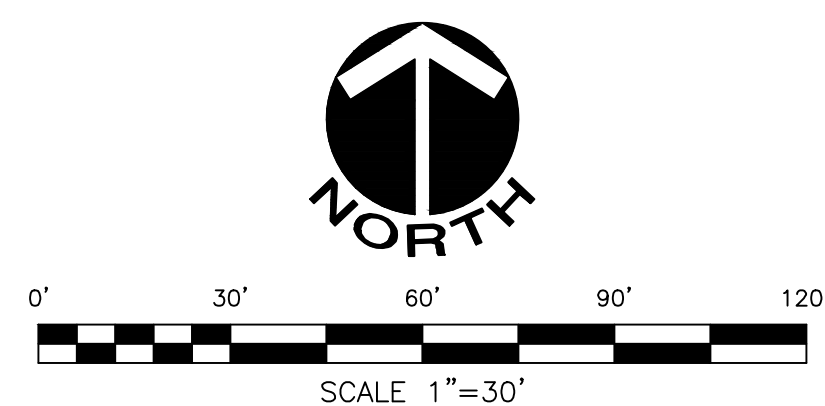
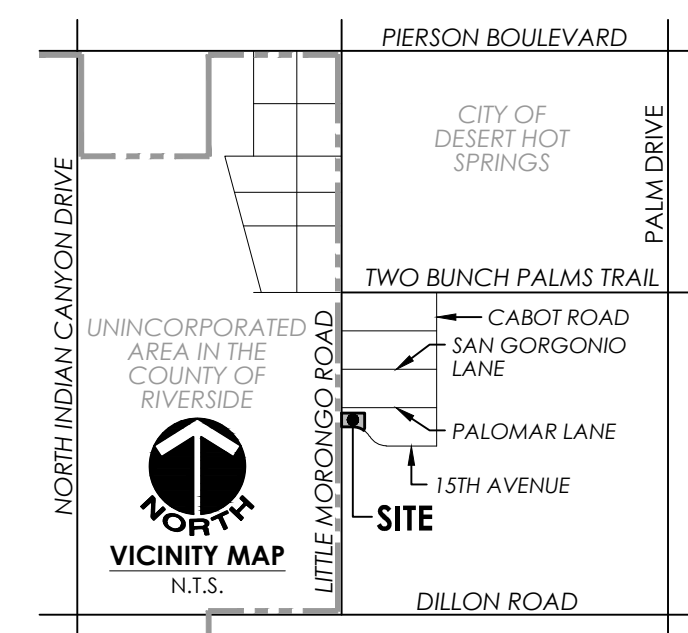
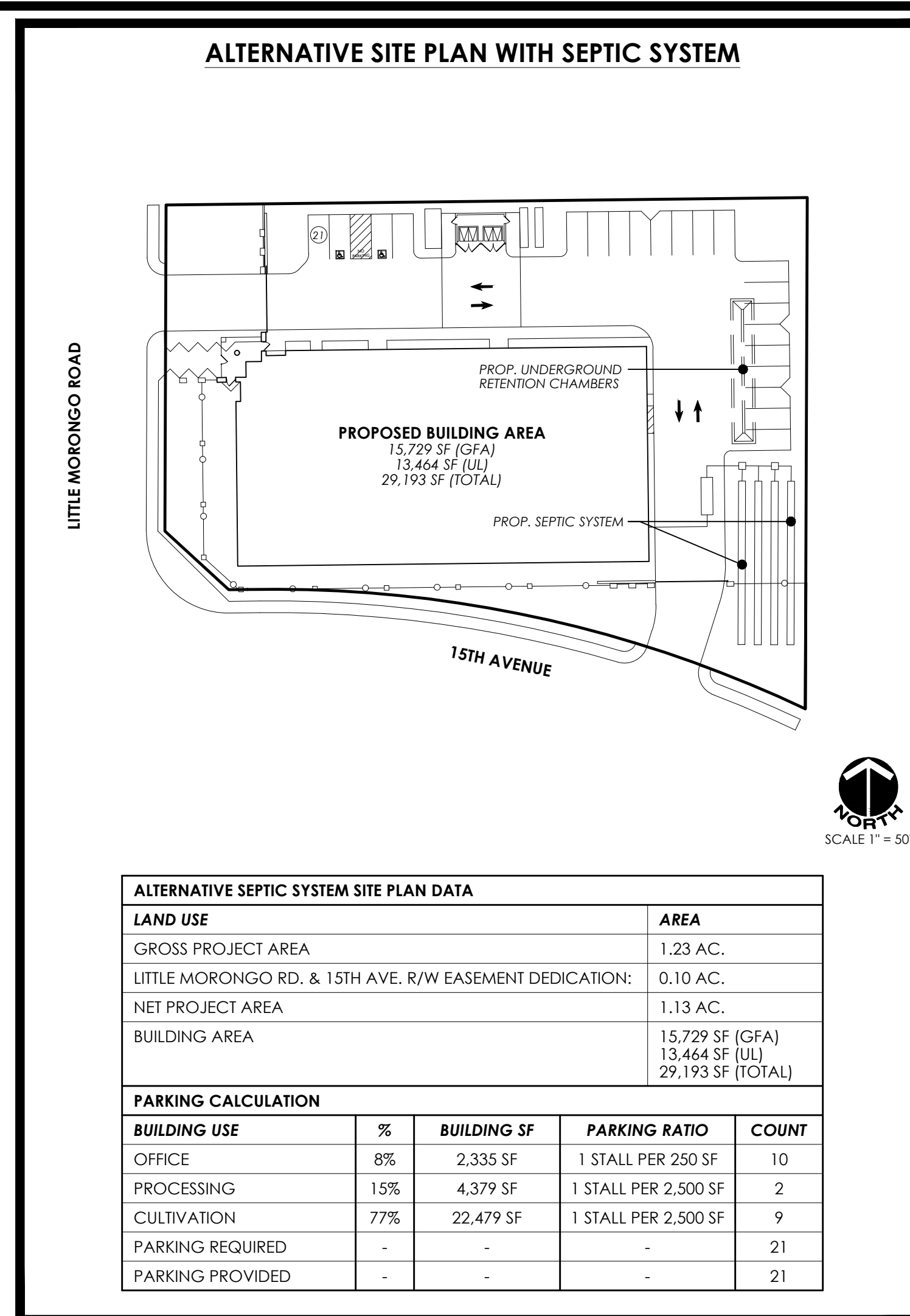
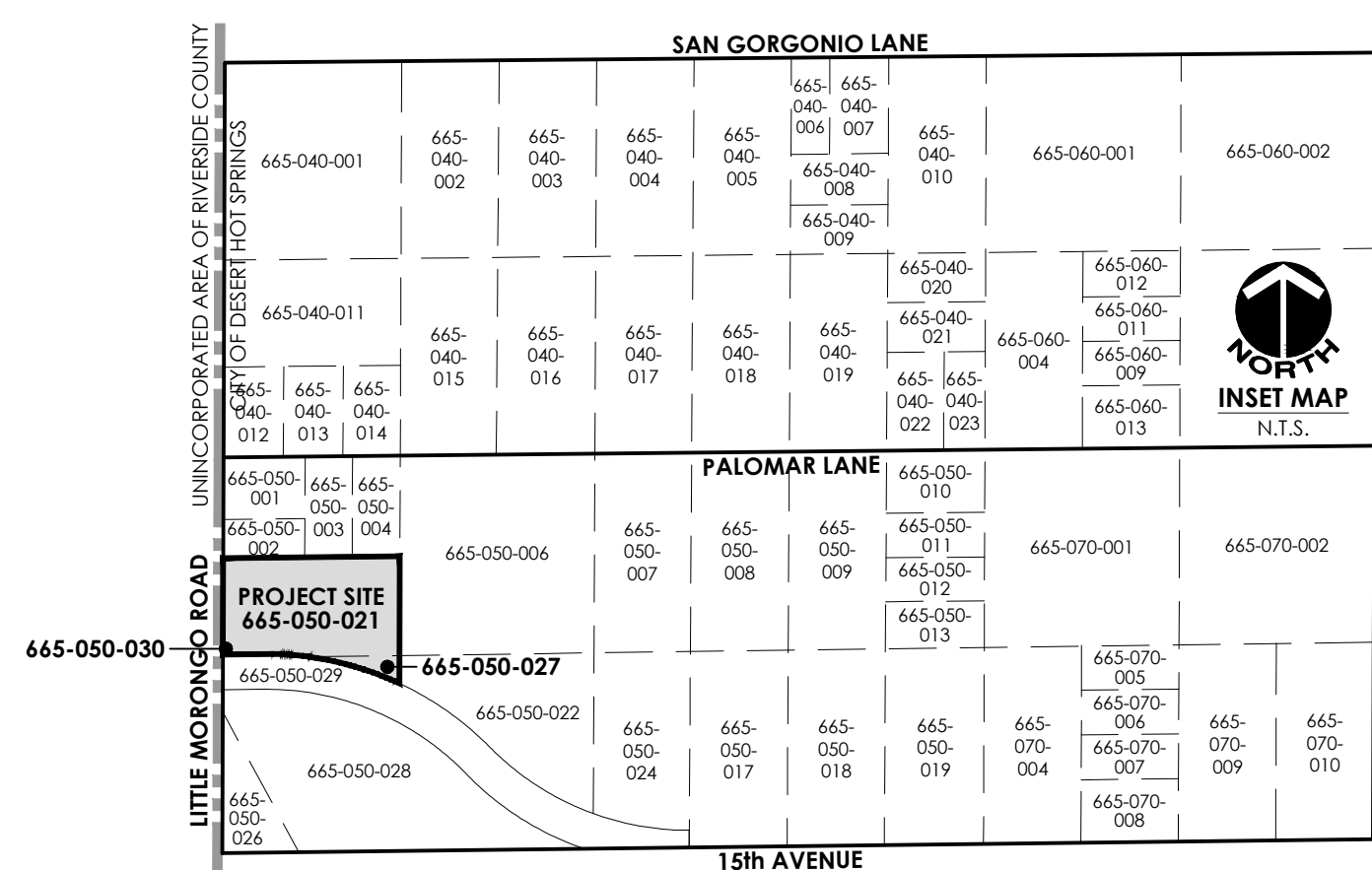
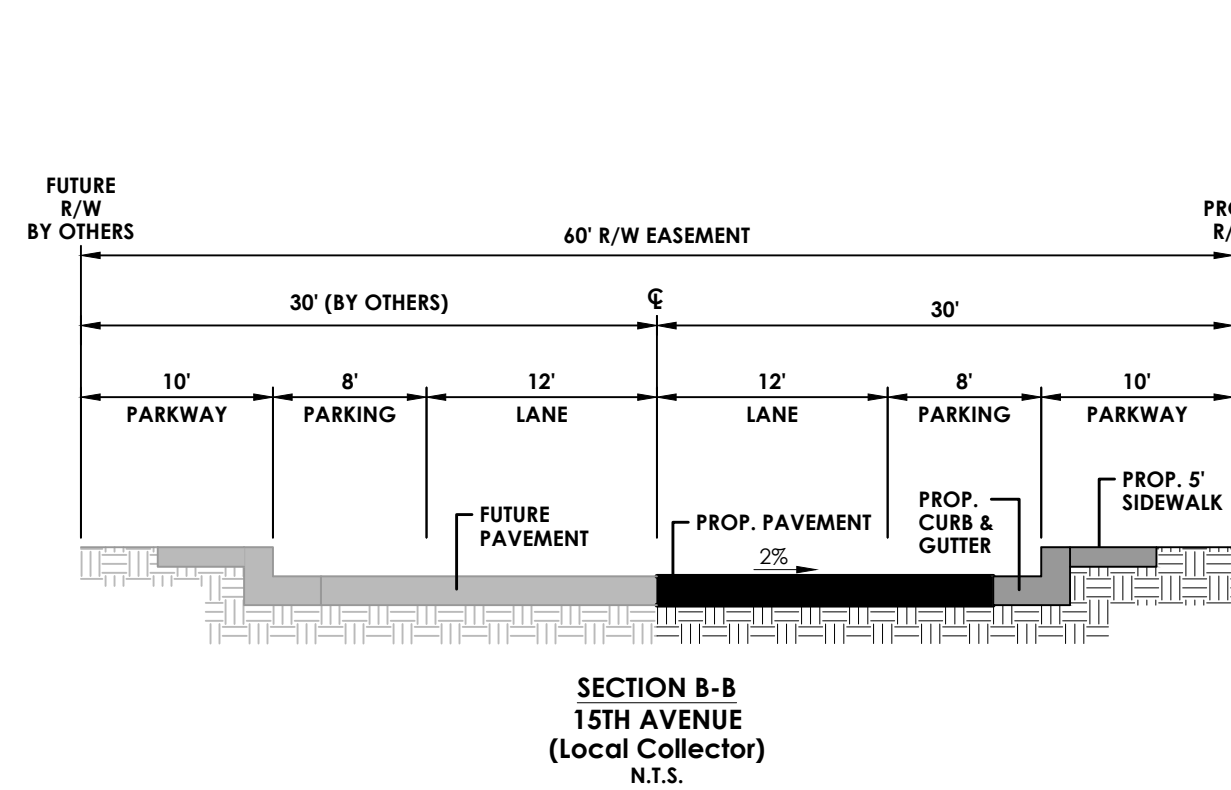




© Copyright 2017
MSA Consulting, Inc
All Rights Reserved



IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA				
CONDITIONAL USE PERMIT PROPOSED SITE PLAN				
EXHIBIT DATE: JANUARY 10, 2017				
DATA TABLE				
APPLICANT:	AGREENCULTUREDHS INC.			
ADDRESS:	17973 MEDLEY DRIVE ENCINO, CALIFORNIA 91316			
CONTACT:	DMITRY MARGUSOV		TELEPHONE:	(310) 770-0366
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:				ACREAGE
EXISTING GROSS ACREAGE:				1.23 AC.
LITTLE MORONGO ROAD & 15TH AVENUE R/W EASEMENT DEDICATION:				0.10 AC.
PROPOSED NET ACREAGE:				1.13 AC. (100%)
BUILDING AREA			AREA	
			15,729 SF (GFA) / 0.36 AC. 13,464 SF (UL) 29,193 SF (TOTAL)	
ACCESS ROADS, HARDSCAPE AND PARKING			0.44 AC.	
LANDSCAPE AREAS AND RETENTION BASIN			0.33 AC.	
ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	2,335 SF	1 STALL PER 250 SF	10 STALLS	8%
PROCESSING	4,379 SF	1 STALL PER 2,500 SF	2 STALLS	15%
CULTIVATION	22,479 SF	1 STALL PER 2,500 SF	9 STALLS	77%
TOTAL PARKING REQUIRED	-	-	21 STALLS	100%
TOTAL PARKING PROVIDED	-	-	26 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:

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 11362.1-11362.7) and the California Attorney General's Guidelines for Marijuana Cultivation, and the California Department of Public Health's Marijuana Cultivation Guidelines for Medical Use (issued in August, 2008) and the Medical Marijuana Security and Non-Diversion of Marijuana Growers for Medical Use (issued in August, 2008) and the Medical Marijuana Security and Safety Act (AB 264). The requested use, site layout, and site operations as well as any related activities, materials, and infrastructure are designed to be consistent with the existing zoning and existing and potential future City and State laws governing the cultivation of medical marijuana.



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

4200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893