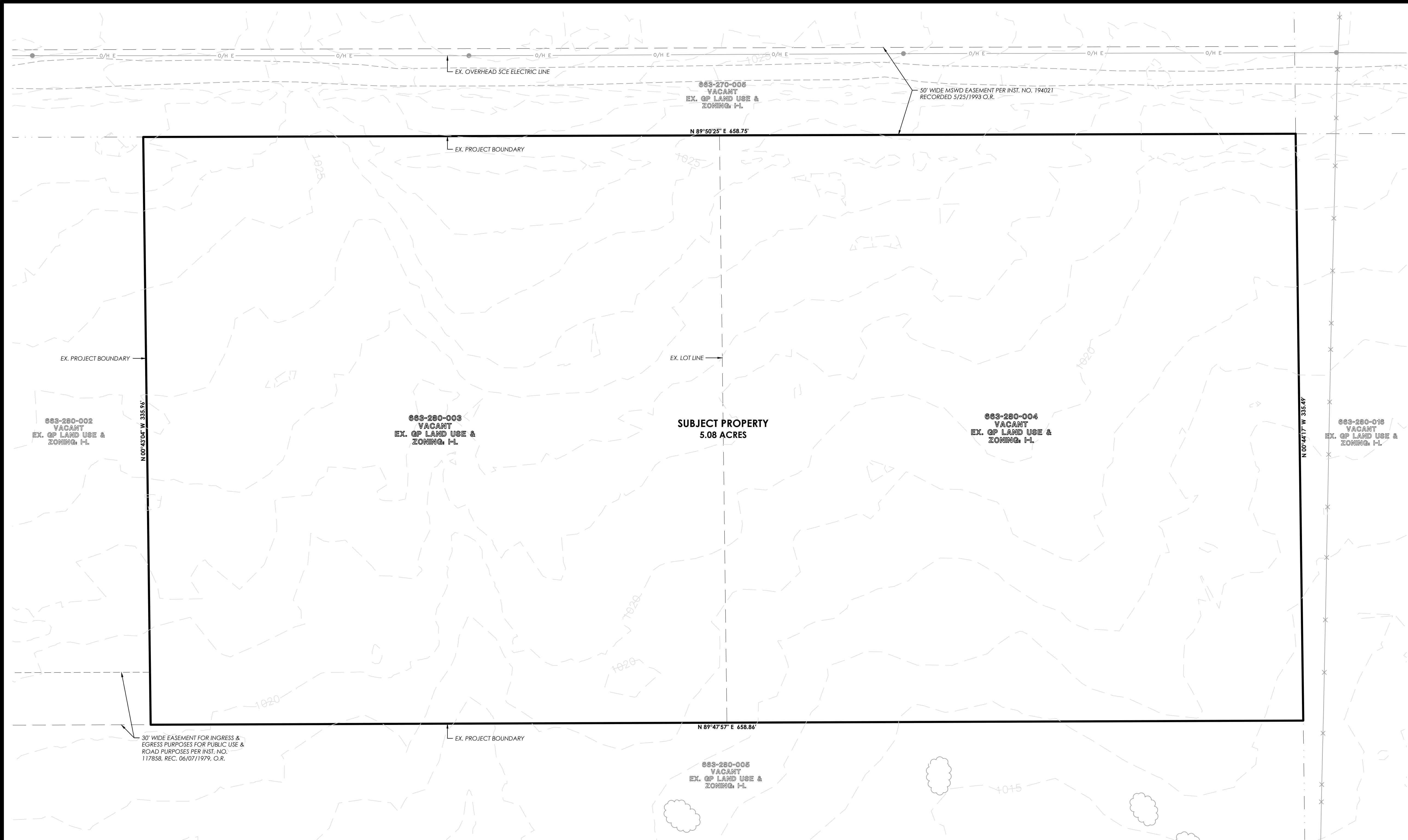




IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT EXISTING SITE PLAN

EXHIBIT DATE: OCTOBER 30, 2018

DATA TABLE

APPLICANT:	PIONEER GENERAL ENGINEERING CONTRACTORS, INC.		
ADDRESS:	1251 SOUTH SHAMROCK AVENUE MONROVIA, CALIFORNIA 91016		
CONTACT:	NICK EFTEKHARI	TELEPHONE:	(626) 358-2120
LAND OWNER:	TRIDENT REAL ESTATE ADVISOR, LLC.		
ADDRESS:	1251 SOUTH SHAMROCK AVENUE MONROVIA, CALIFORNIA 91016		
CONTACT:	NICK EFTEKHARI	TELEPHONE:	(626) 358-2120
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	CHRIS BRIZUELA	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	2-6-15 / 4-1-15 / 4-28-15 / 2-3-16	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	663-280-003 & -004
---------------------------	--------------------

LEGAL DESCRIPTION:
PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DATA:	SF	ACREAGE	%
EXISTING GROSS & NET ACREAGE	221,167 SF	5.08 AC.	100%

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:	EXISTING INDUSTRIAL BUILDING (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

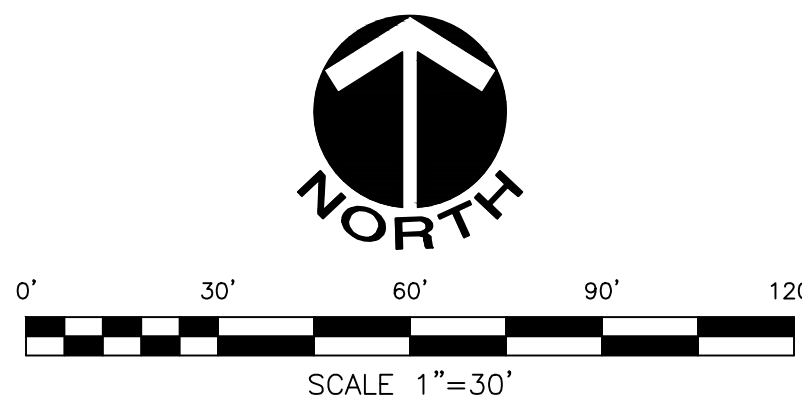
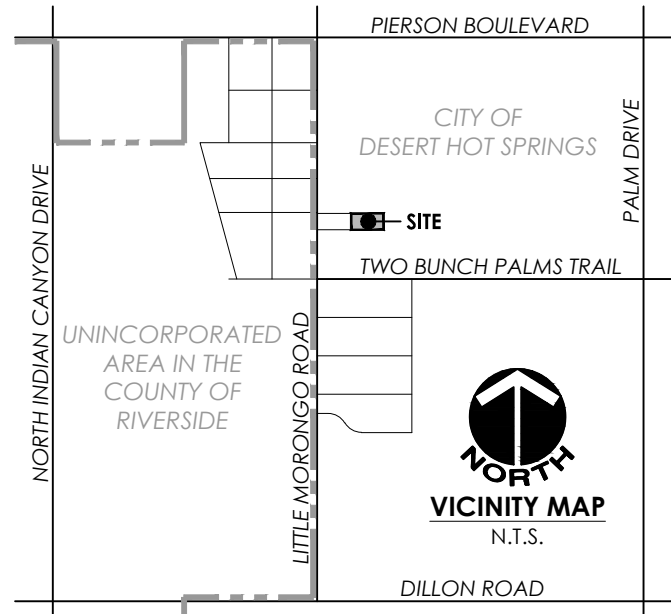
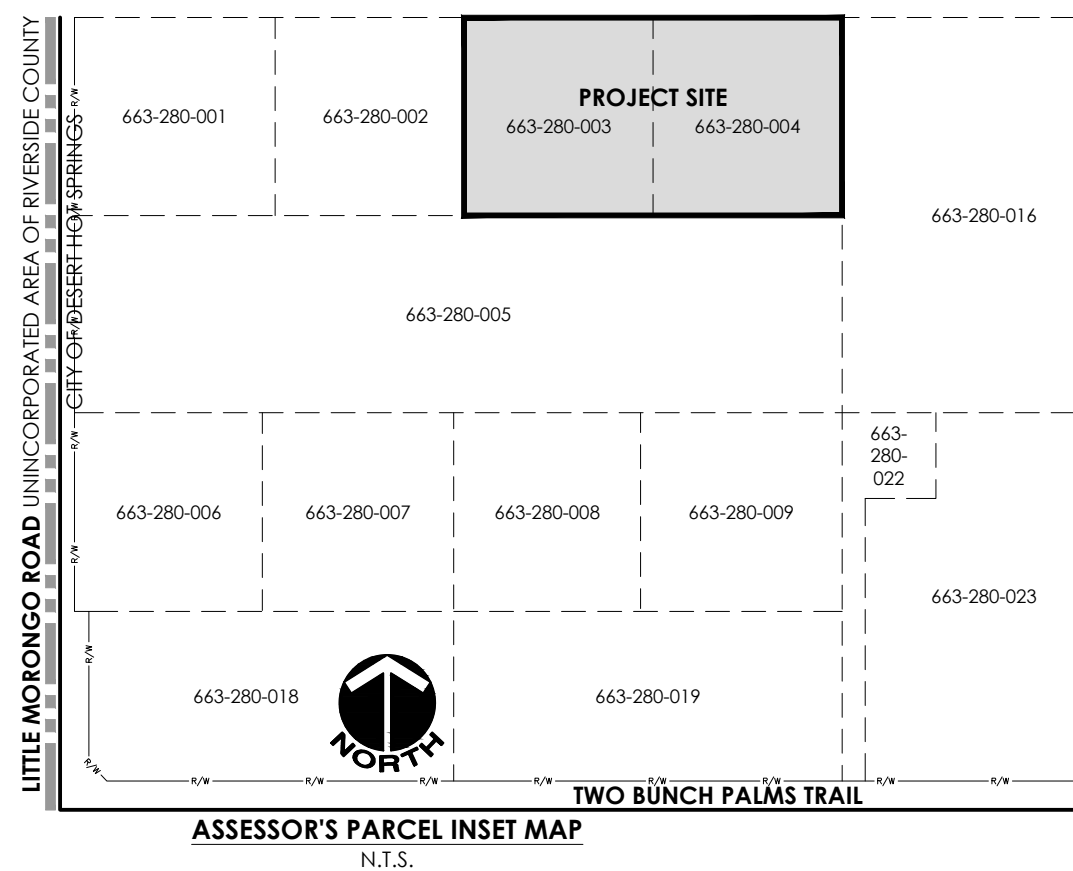
GENERAL NOTES:
OWNER INTENDS TO DEVELOP A MARIJUANA FACILITY, TO INCLUDE CULTIVATION, MANUFACTURING, EXTRACTION, AND DISTRIBUTION, TO THE EXTENT CONTEMPLATED BY THE DEVELOPMENT APPROVALS PURSUANT TO DHSMC CHAPTERS 17.180 MARIJUANA FACILITIES OPERATION AND LOCATION, 3.33 MARIJUANA CULTIVATION TAX, 3.34 MARIJUANA TAX, 3.35 MEDICAL MARIJUANA CULTIVATION TAX, 3.37 MEDICAL MARIJUANA TAX, AND MEDICAL AND ADULT-USE CANNABIS REGULATORY AND SAFETY ACT ("MAURCSA"), DIVISION 10, CHAPTER 1 AND/OR CALIFORNIA CODE OF REGULATIONS, TITLE 16, DIVISION 42, BUREAU OF CANNABIS CONTROL.

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSORS' PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PED.	PEDESTRIAN
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R-L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	L	EXISTING LOT LINE
---	P	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



MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

