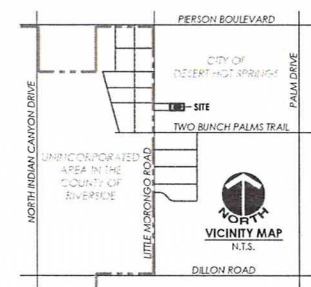
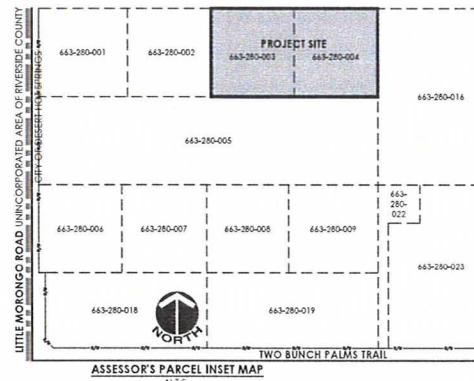


ABBREVIATIONS

(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	EASEMENT
ESMT.	EXISTING
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

---	EXISTING CABLE
---	EXISTING BRIGATION 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
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED CURB
---	PROPOSED BUILDING ENVELOPE
---	PROPOSED PARKING SPACES



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

CONDITIONAL USE PERMIT
PROPOSED SITE PLAN

EXHIBIT DATE: MARCH 18, 2019

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%	
SITE PLAN DATA:	SF	ACREAGE	%	
BUILDING AREA (1ST FLOOR)	131,894 SF	3.03 AC.	60%	
BUILDING AREA (2ND FLOOR)	14,917 SF	0.34 AC.	-	
TOTAL BUILDING AREA (1ST & 2ND FLOOR)	146,811 SF	3.37 AC.	-	
ACCESS ROADS, HARDSCAPE, PARKING & UTILITY AREAS	64,679 SF	1.48 AC.	29%	
LANDSCAPE AREAS	24,594 SF	0.57 AC.	11%	
ONSITE PARKING DATA:	BUILDING SF	BUILDING %	PARKING RATIO	COUNT
OFFICE	6,226 SF	4%	1 STALL PER 250 SF	25 STALLS
PROCESSING	3,998 SF	3%	1 STALL PER 750 SF	6 STALLS
CULTIVATION	136,587 SF	93%	1 STALL PER 2,500 SF	55 STALLS
TOTAL BUILDING AREA	146,811 SF	100%	-	-
TOTAL PARKING REQUIRED	-	-	-	86 STALLS
TOTAL PARKING PROVIDED	-	-	-	88 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:	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 ("MAURCRSA"), DIVISION 10, CHAPTER 1 AND/OR CALIFORNIA CODE OF REGULATIONS, TITLE 16, DIVISION 42, BUREAU OF CANNABIS CONTROL.				

MSA CONSULTING, INC.

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

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