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

CONDITIONAL USE PERMIT
PROPOSED SITE PLAN

FOR PLANNING AREA NO. 3

EXHIBIT DATE: JULY 13, 2017

DATA TABLE

APPLICANT / LAND OWNER:	DESERT HARVEST DEVELOPMENT, LLC.		
ADDRESS:	520 NEWPORT CENTER DRIVE, SUITE 1400 NEWPORT BEACH, CALIFORNIA 92660		
CONTACT:	MICHAEL AVENATTI	**TELEPHONE:**	(949) 706-7000

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:	MARCH 28, 2017	**TELEPHONE:**	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	666-370-019
LEGAL DESCRIPTION:	PARCEL 2 OF PARCEL MAP NO. 19073 OF PM 134/89 IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DATA:	**SF**	**AREA**
EXISTING GROSS ACREAGE	2,827,472 SF	64.91 AC.
PUBLIC STREET DEDICATION (20TH AVENUE)	29,582 SF	0.68 AC.
PUBLIC STREET DEDICATION (CALLE DE LOS ROMOS)	75,490 SF	1.73 AC.
PUBLIC STREET DEDICATION SUB-TOTAL	2,722,354 SF	62.50 AC.
PUBLIC STREET VACATION (20TH AVENUE)	4,620 SF	0.10 AC.
PLANNING AREA NO. 1 (COMMERCIAL)	224,534 SF	5.15 AC.
PLANNING AREA NO. 2 (DESERT HARVEST COMMERCIAL)	349,903 SF	8.03 AC.
PLANNING AREA NO. 3 (MARIJUANA CULTIVATION INDUSTRIAL)	2,152,583 SF	49.42 AC.
PROPOSED NET ACREAGE	2,727,020 SF	62.60 AC.

PLANNING AREA NO. 3 DATA:	**SF**	**AREA**	**PERCENTAGE**
PROPOSED BUILDING NO. 1			
1ST FLOOR TOTAL	**84,624 SF**	**1.94 AC.**	-
2ND FLOOR TOTAL	8,033 SF	-	-
3RD FLOOR TOTAL	83,293 SF	-	-
4TH FLOOR TOTAL	9,371 SF	-	-
OVERALL BUILDING TOTAL	185,321 SF	-	-
PROPOSED BUILDING NO.(S) 2 / 4 / 6 / 8 / 10 / 12 & 14			
OVERALL 1ST FLOOR TOTAL (PER BUILDING 1ST FLOOR TOTAL)	**922,929 SF** (131,847 SF)	**21.19 AC.** -	- -
PROPOSED BUILDING NO.(S) 3 / 5 / 7 / 9 / 11 / 13 & 15			
OVERALL 1ST FLOOR TOTAL (PER BUILDING 1ST FLOOR TOTAL)	**186,634 SF** (26,662 SF)	**4.28 AC.** -	- -
OVERALL 2ND FLOOR TOTAL (PER BUILDING 2ND FLOOR TOTAL)	186,634 SF (26,662 SF)	- -	- -
OVERALL BUILDING TOTAL (PER BUILDING TOTAL)	373,268 SF (53,324 SF)	- -	- -
OVERALL 1ST FLOOR BUILDING TOTAL 1 THRU 14	**1,194,187 SF**	**27.41 AC.**	**55%**
OVERALL 2ND FLOOR TOTAL	194,667 SF	-	-
OVERALL 3RD FLOOR TOTAL	83,293 SF	-	-
OVERALL 4TH FLOOR TOTAL	9,371 SF	-	-
OVERALL BUILDING TOTAL	1,481,518 SF	-	-
ACCESS ROADS, HARDSCAPE & PARKING	708,419 SF	16.26 AC.	33%
LANDSCAPE AREAS & RETENTION BASIN	249,977 SF	5.75 AC.	12%
TOTAL AREA FOR PLANNING AREA 3	2,152,583 SF	49.42 AC.	100%

ONSITE PARKING DATA:	**BUILDING SF**	**PARKING RATIO**	**COUNT**	**PERCENTAGE**
OFFICE	41,491 SF	1 STALL PER 250 SF	166 STALLS	3%
PROCESSING	38,855 SF	1 STALL PER 750 SF	52 STALLS	2%
CULTIVATION	1,401,172 SF	1 STALL PER 2,500 SF	561 STALLS	95%
TOTAL BUILDING AREA	1,481,518 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	779 STALLS	100%
TOTAL PARKING PROVIDED	-	-	1,026 STALLS	-

EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED ZONING:	LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (LI)
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (LI) / SPECIFIC PLAN & GENERAL COMMERCIAL (C-G) / SPECIFIC PLAN WITH CONDITIONAL USE PERMIT

SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	INTERSTATE 10 / CITY OF DESERT HOT SPRINGS ANNEXATION BOUNDARY
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST:	COMMERCIAL / 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

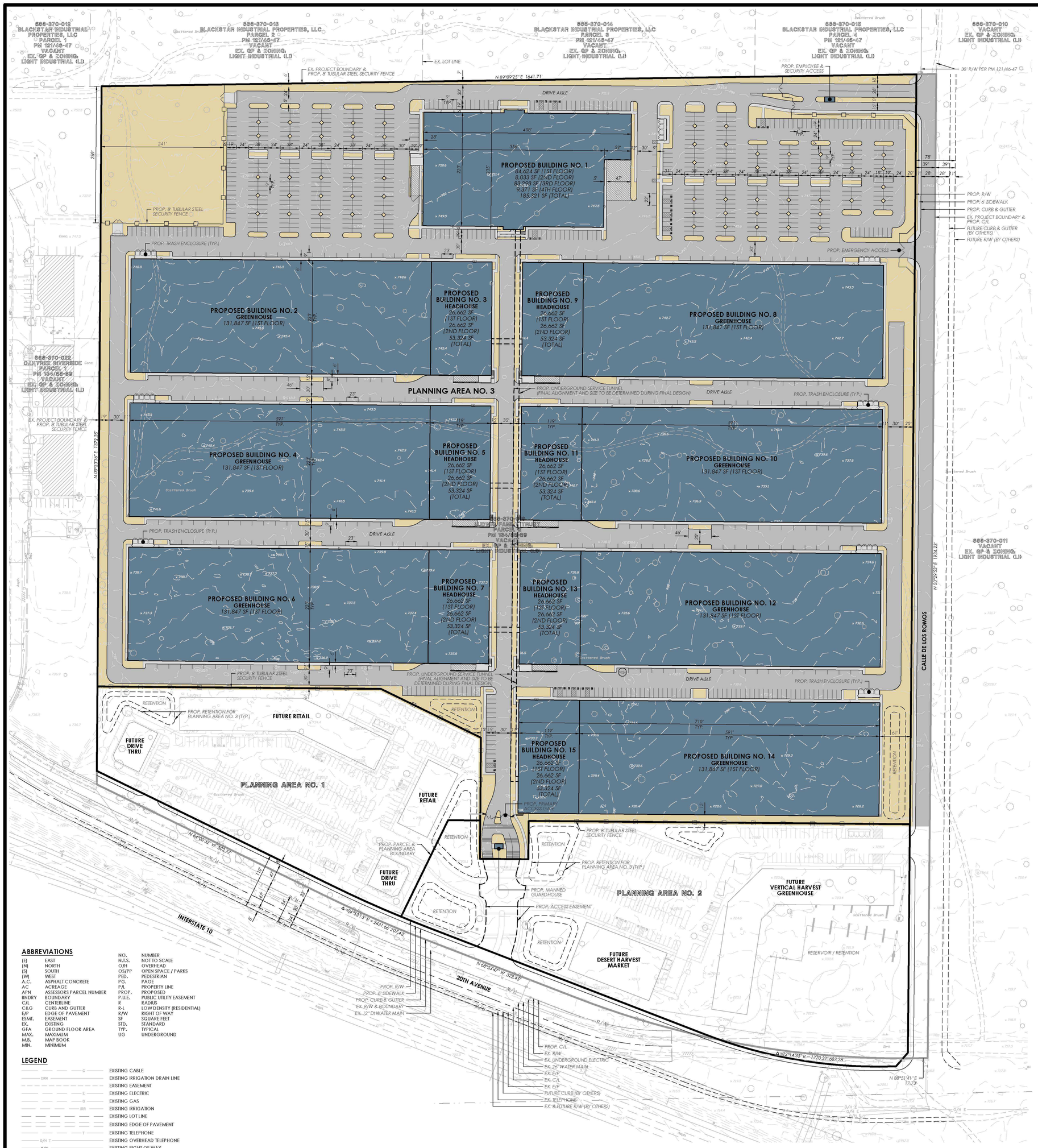
FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD

FIRM NUMBER: 06065C0895G; 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 11362.7 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.*

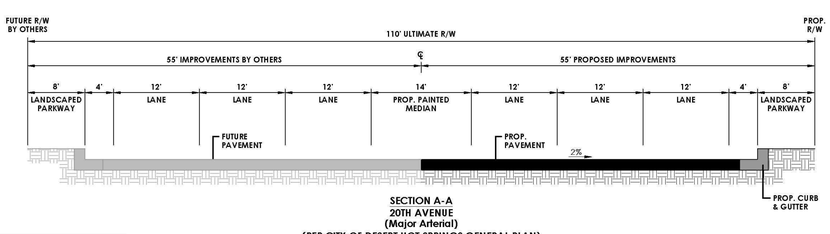


ABBREVIATIONS

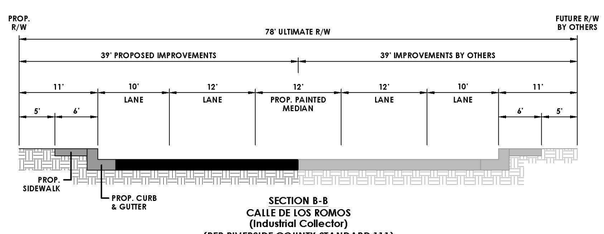
(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PED.	PEDESTRIAN
AC	ACREAGE	PG.	PAGE
APN	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R-1	LOW DENSITY (RESIDENTIAL)
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EX.	EXISTING	SF	SQUARE FEET
GFA	GROUND FLOOR AREA	STD.	STANDARD
MAX.	MAXIMUM	TYP.	TYPICAL
M.B.	MAP BOOK	UG	UNDERGROUND
MIN.	MINIMUM		

LEGEND

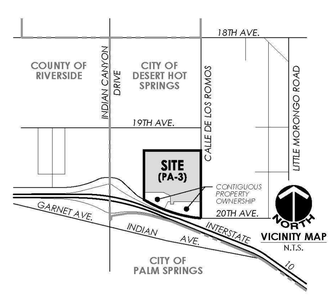
- EXISTING CABLE
- EXISTING IRRIGATION DRAIN LINE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING IRRIGATION
- EXISTING LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING RIGHT OF WAY
- EXISTING SEWER
- EXISTING SEWER FORCE MAIN
- EXISTING WATER
- PROJECT BOUNDARY
- PROPOSED AND EXISTING CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB
- PROPOSED BUILDING ENVELOPE
- (#) PROPOSED PARKING SPACES



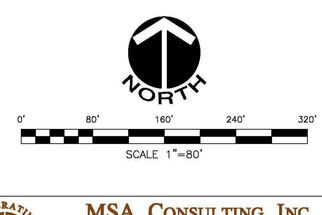
SECTION A-A
20TH AVENUE
(Major Arterial)
(PER CITY OF DESERT HOT SPRINGS GENERAL PLAN)
N.T.S.



SECTION B-B
CALLE DE LOS ROMOS
(Industrial Collector)
(PER RIVERSIDE COUNTY STANDARD 111)
N.T.S.



VICINITY MAP
N.T.S.



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