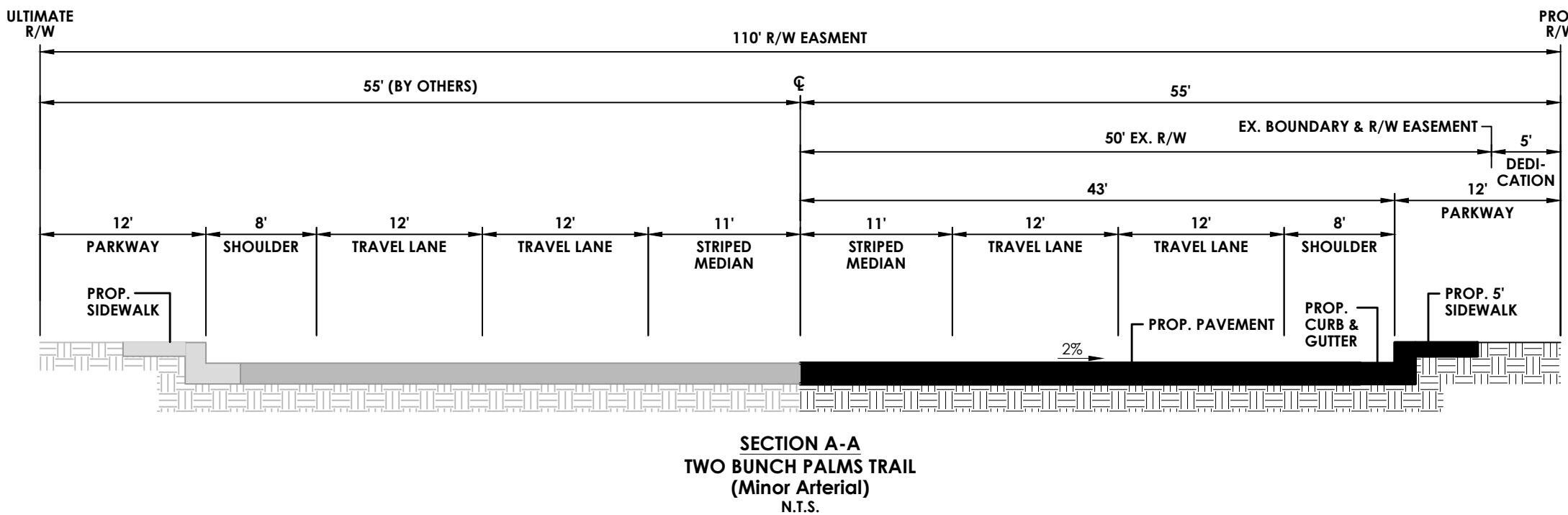
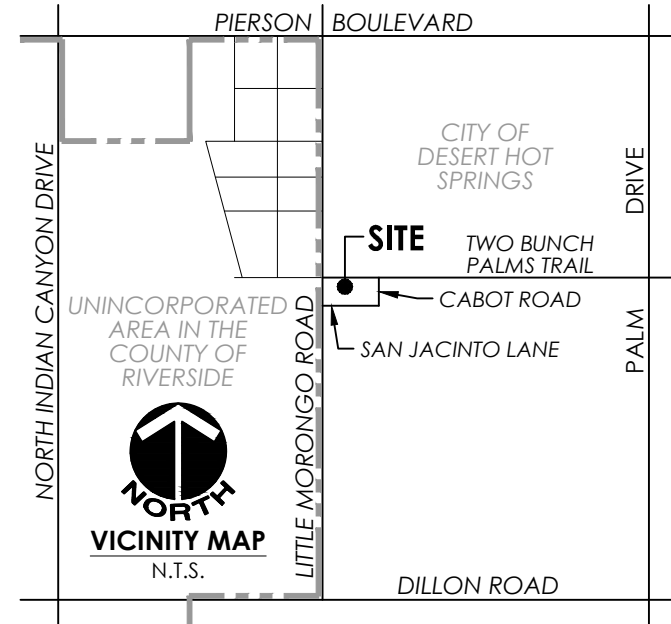
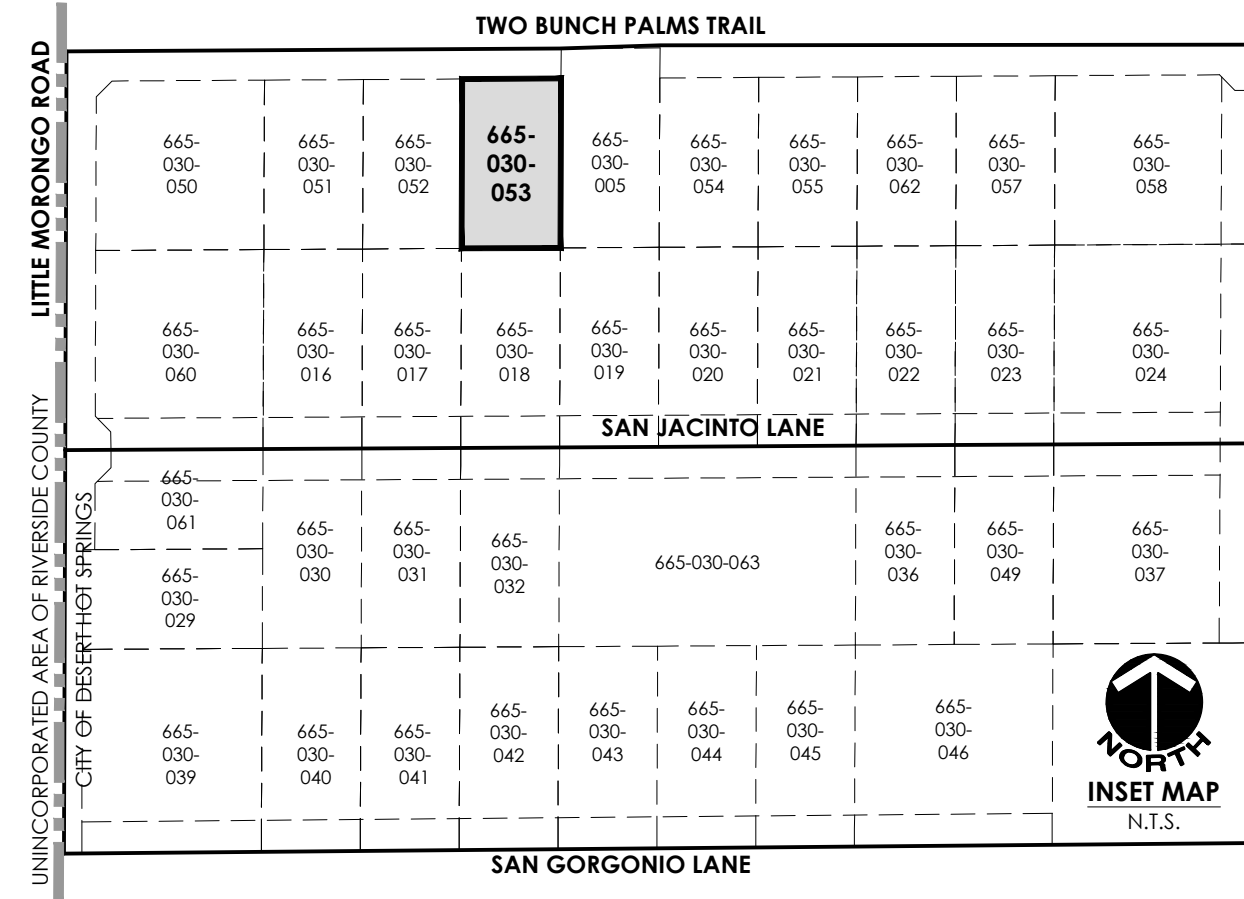
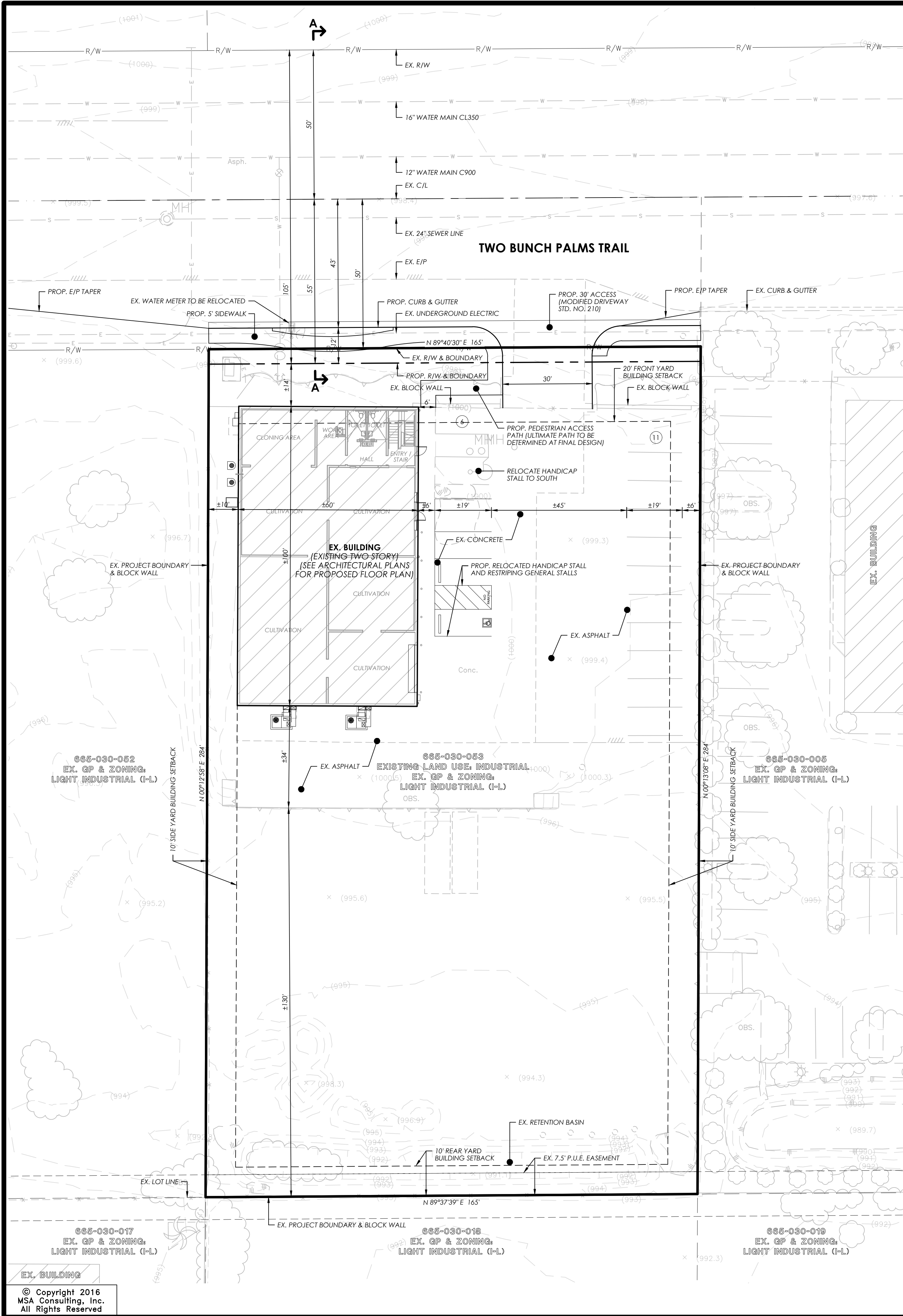




ABBREVIATIONS

(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
P.G. PAGE
P.L. PROPERTY LINE
PROP. PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
R. RADIUS
L.D. LOW DENSITY (RESIDENTIAL)
R/W RIGHT OF WAY
SCE SOUTHERN CALIFORNIA EDISON
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
— LOT LINE — EXISTING LOT LINE
— E/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
— CENTER LINE — EXISTING CENTER LINE
— P — EXISTING PARKING SPACES
— — PROJECT BOUNDARY
— — PROPOSED RIGHT OF WAY

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

CONDITIONAL USE PERMIT
PROPOSED SITE PLAN

EXHIBIT DATE: JULY 25, 2016

DATA TABLE

APPLICANT / LAND OWNER:	OCEAN SPRINGS TECH, INC.		
ADDRESS:	P.O. BOX 817 PALM SPRINGS, CALIFORNIA 92263		
CONTACT:	ARMANDO RODRIGUEZ	TELEPHONE:	(760) 329-8933

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

ASSESSOR'S PARCEL NUMBER:	665-030-053
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LEGAL DESCRIPTION:	A PORTION OF PARCEL 3 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN
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LAND USE DATA:	ACREAGE
EXISTING GROSS ACREAGE:	1.07 AC.
TWO BUNCH PALMS TRAIL R/W EASEMENT:	0.02 AC.
PROPOSED NET ACREAGE:	1.05 AC. (100%)

EXISTING BUILDING (PROPOSED 2 STORY)	TOTAL SF (±5,570 SF GFA) ±6,609 SF	±0.15 AC. (14%)
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ACCESS ROADS, HARDSCAPE, PARKING, AND SIDEWALKS	±0.27 AC. (26%)
LANDSCAPE AREAS AND RETENTION BASIN	±0.63 AC. (60%)

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	1,443 SF	1 STALL PER 250 SF	6 STALLS	67%
PROCESSING	639 SF	1 STALL PER 2,500 SF	1 STALLS	11%
CULTIVATION	4,527 SF	1 STALL PER 2,500 SF	2 STALLS	22%
TOTAL PARKING REQUIRED	-	-	9 STALLS	-
TOTAL PARKING PROVIDED	-	-	17 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

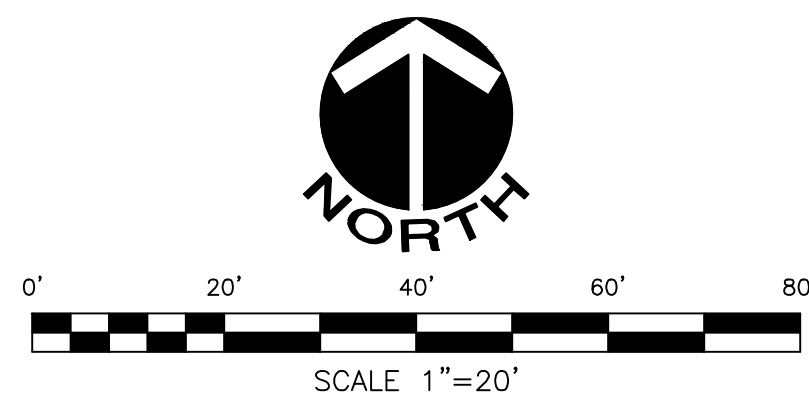
SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	CHURCH (ZONED: LIGHT INDUSTRIAL)
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)

PUBLIC UTILITY PURVEYORS:	ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.	800-684-8123
	GAS: THE GAS COMPANY / SEMPR 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: 0606SC0885G; EFFECTIVE DATE: AUGUST 28, 2008	

Conditional Use Permit Intent:

- 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.
- 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 264). 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.



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893