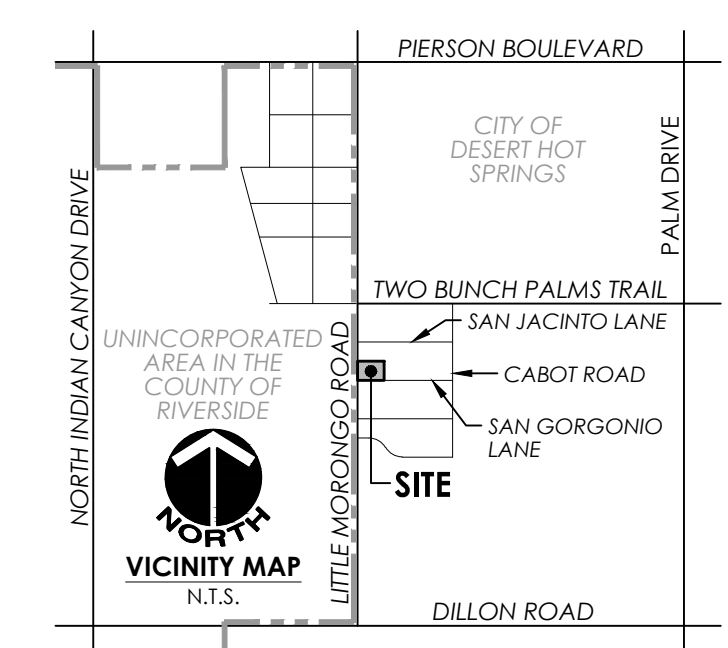
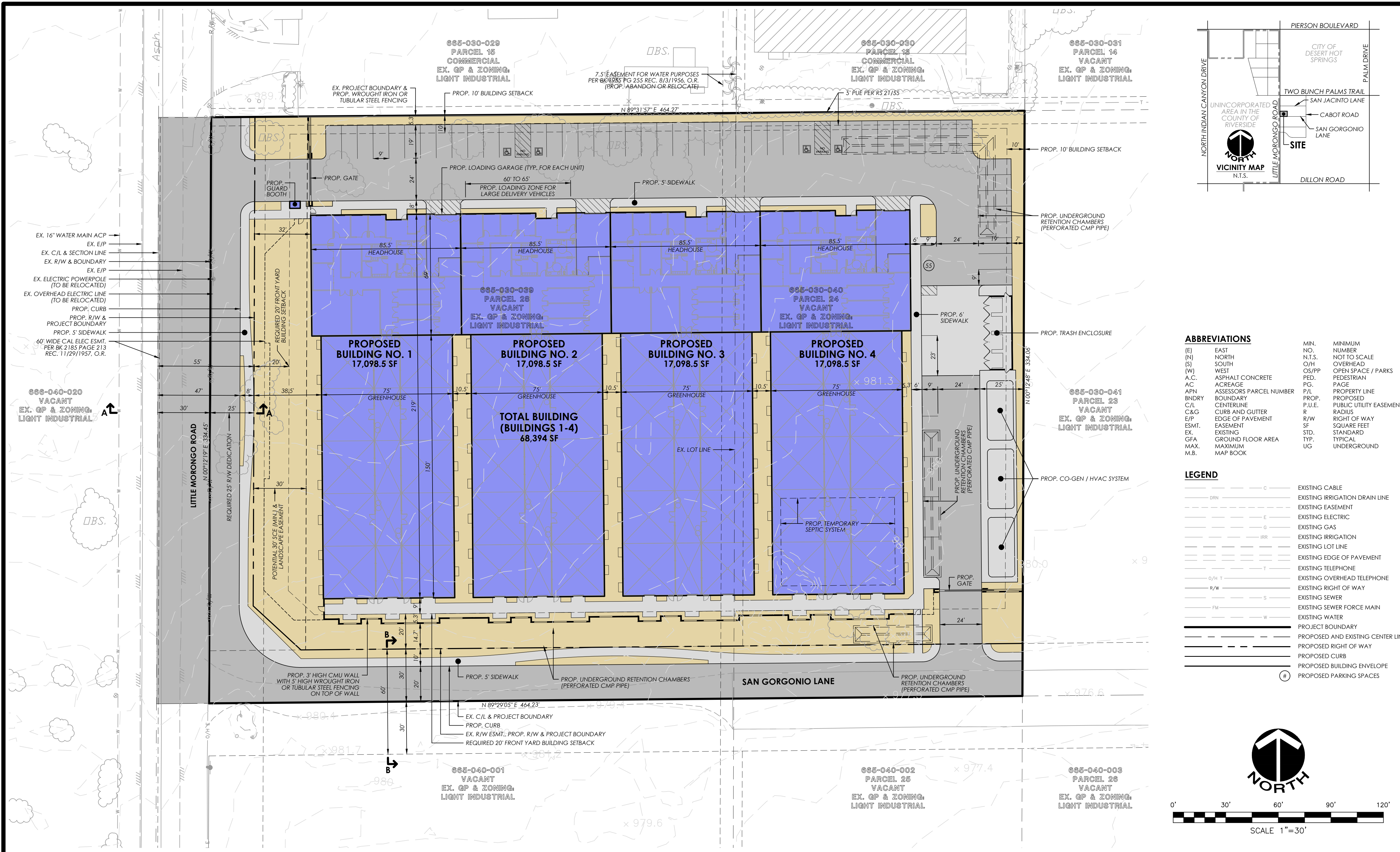




ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNRY	BOUNDARY
C/L	CURB AND GUTTER
C&G	EDGE OF PAVEMENT
E/P	EASEMENT
ESMT.	EXISTING
EX.	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE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

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

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	
CONDITIONAL USE PERMIT PROPOSED SITE PLAN	
EXHIBIT DATE: APRIL 12, 2017	
DATA TABLE	
APPLICANT / LAND OWNER:	INNOVATIVE INVESTMENT COMPANY, LLC
ADDRESS:	2920 NEWPORT BOULEVARD - SUITE A NEWPORT BEACH, CALIFORNIA 92643
CONTACT:	DAVID SCHEPPERS
TELEPHONE:	(949) 723-1102
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 NUMBERS:	665-030-039 & -040
LEGAL DESCRIPTION:	
A PORTION OF PARCEL 28 OF RS 21/55 AND PARCEL 24 OF RS 25/84 LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN.	
LAND USE DATA:	SF AREA
EXISTING GROSS ACREAGE:	155,166 SF 3.56 AC.
LITTLE MORONGO ROAD & SAN GORGONIO LANE R/W EASEMENT DEDICATION:	21,884 SF 0.50 AC.
PROPOSED NET ACREAGE:	133,282 SF 3.06 AC.
SITE PLAN DATA:	SF AREA PERCENTAGE
BUILDING NO. 1	17,098.5 SF 0.39 AC. -
BUILDING NO. 2	17,098.5 SF 0.39 AC. -
BUILDING NO. 3	17,098.5 SF 0.39 AC. -
BUILDING NO. 4	17,098.5 SF 0.39 AC. -
TOTAL AREA BUILDINGS NO. 1 - 4	68,394 SF 1.56 AC. 51%
ACCESS ROADS, HARDSCAPE & PARKING	36,412 SF 0.84 AC. 27%
LANDSCAPE AREAS & RETENTION BASIN	28,476 SF 0.66 AC. 22%
TOTAL AREA	133,282 SF 3.06 AC. 100%
ONSITE PARKING DATA:	BUILDING SF PARKING RATIO COUNT PERCENTAGE
OFFICE	6,643 SF 1 STALL PER 250 SF 27 STALLS 10%
PROCESSING	2,374 SF 1 STALL PER 750 SF 4 STALLS 3%
CULTIVATION	59,377 SF 1 STALL PER 2,500 SF 24 STALLS 87%
TOTAL BUILDING AREA (NO. 1 - 4)	68,394 SF - -
TOTAL PARKING REQUIRED	- 55 STALLS 100%
TOTAL PARKING PROVIDED	- 55 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:	COMMERCIAL (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:

- 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 1994 (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.

