R/APPLICA Collective

Slope of 1.99% +/- 369.57' from the NW corner to SE corner of 1.99% +/-IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CONDITIONAL USE PERMIT PROPOSED SITE PLAN DATE: October 27, 2017 Group U, Type II b Construction Applicant/Owner - Collective Solutions, Inc. Address: 57435 Aviation Drive, Yucca Valley, California 92284 Telephone: (231)605-5198 6 Contact: David Jaramillo Southwest Surveying, Inc., Address: P.O. Box 727, Yucca Valley, Calif., 92286 Telephone: (760) 365-6200 Date: September 1, 2017 Phase II 5 36" Emergency Exit Door The land referred to here is situated in the County of Riverside, State of California, Greenhouse and is described as follows: Assessor's Parcel Numbers(s): 665-050-019 10,000 sf 4 FFE - 955.50' Legal Description: The East half of Parcel 53 of Sunny Sands Ranchos, Unit No. 2, a Record of Survey of the **Cultivation Area** Northwest quarter of Section 1, Township 3 South, Range 4 East, as shown on Record of Survey filed in Book 21, Page 55, of Records of Survey, in the Office of the County recorder, County of Riverside, State of California. Basis of Bearing:

The bearings shown hereon are based on the Southerly line of the Northwest Quarter of Section 1, Township 3 South, Range 4 East, also known as 15th Avenue, Being "North89 06'42"East " as shown on record of survey dated August 9th, 2016 as filed in Book 146, Pages 88 and 89 of Record of Surveys in the Office of the County Recorder, County of Riverside, State of California

Bench Mark:

The Bench Mark used for this Topographic Survey is as shown; Being 1.31 Miles west along Pierson Boulevard from the Post Office in Desert Hot Springs,46 feet South of the center line of Pierson Boulevard, 163 feet East of the crossing of Little Morongo Road and 10 feet South of the power pole. Being a standard brass disk in a concrete post 6 inches above the ground.

Designation: 603 66 PID: DX0135 State/County: CA/Riverside USGS Quad: Desert Hot Springs

Elevation - 1102.86 feet EXISTING ZONING: LIGHT INDUSTRIAL (I-L)

FEMA FLOOD ZONE DESIGNATION:

[3] -4

ZONE AO - AREAS OF 1% Annual Chance Flood Hazard With Average Depths of 1 FOOT

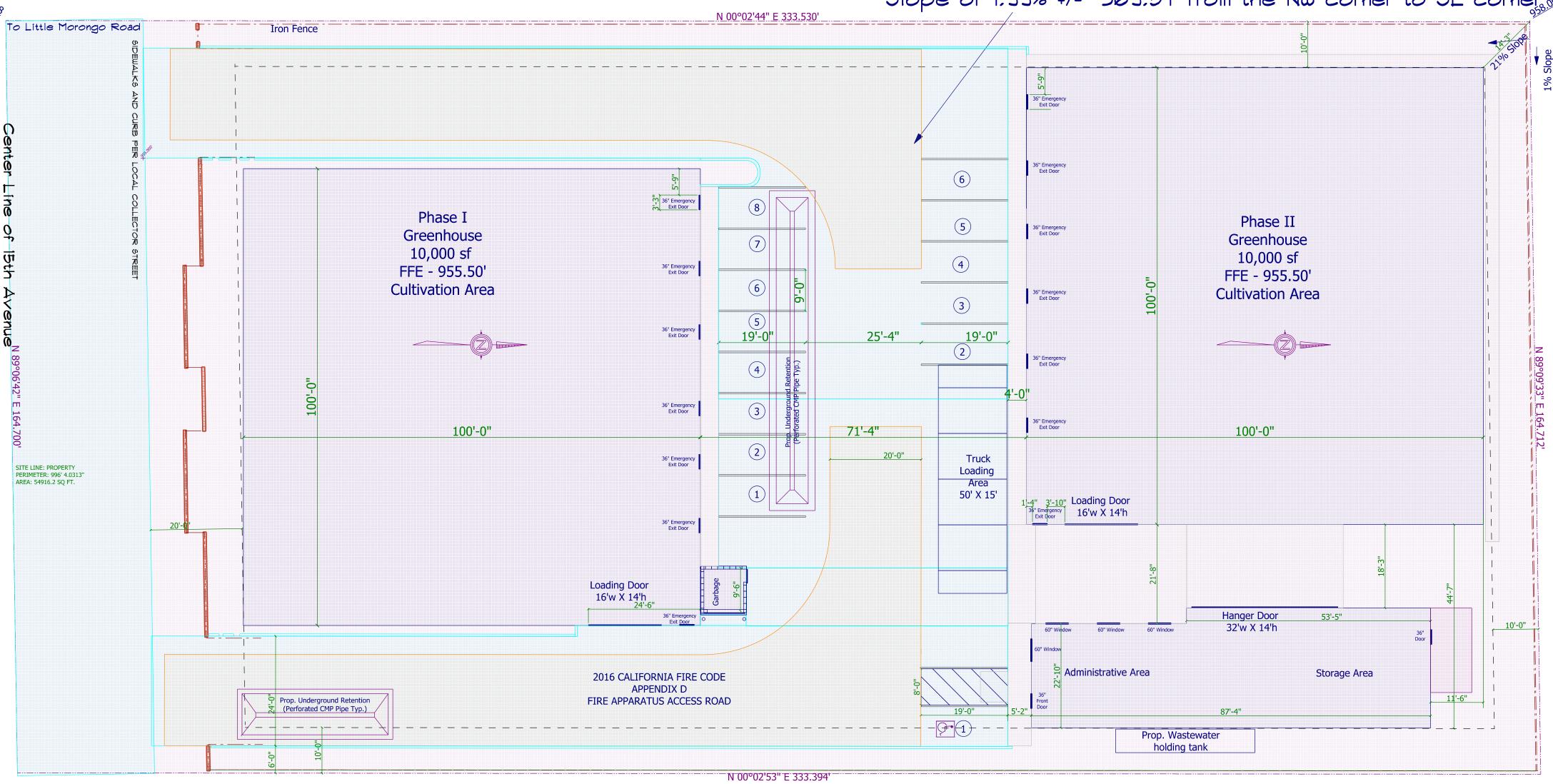
FIRM NUMBER: 06065C0885G - EFFECTIVE DATE: AUGUST 28, 2008

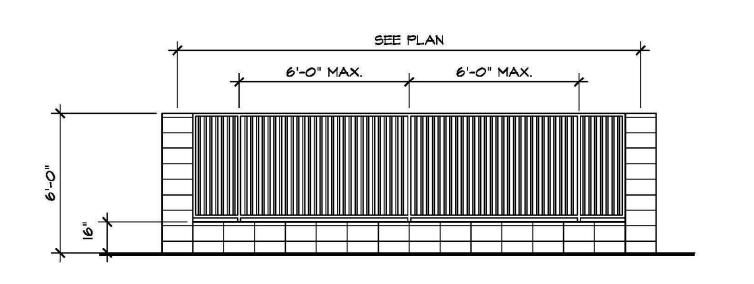
Land Data			SF	Acre	Percentage
Existing Gross Area			54,916	1.26 AC	-
15th Avenue Right of Way Easement Dedication			4,941	.11 AC	
Net Lot Area			49,975	1.15 AC	
Agricultural Administrative Area			774	.02 AC	. 1.55%
Agricultural Ancillary Area			1402	.03 AC	. 2.81%
Greenhouse #1			10,000	.23 AC	. 20.01%
Greenhouse #2			10,000	.23 AC	. 20.01%
Total Building Area			22,176	.51 AC	. 44.37%
Driveways, Walkways, Curbs & Parking			19,742	0.45 AC	2. 39.50%
Landscape & Detention Basin Areas			8,057	0.18 AC	C. 16.12%
Total Area			49,975	1.15	100.00%
ONSITE PARKING	BUILDING SF	PARKING	G RATIO	COUNT	PERCENTAGE
AGRICULTURAL ADMIN AREA	774 SF	1 STALL PER 250 SF		4	24%
AGRICULTURAL ANCILLARY	1403 SF	1 STALL PER 750 SF		2	14%
CULTIVATION	10,000 SF	1 STALL PER 2,500 SF		4	31%
CULTIVATION	10,000 SF	1 STALL PER 2,500 SF		4	31%
PARKING PROVIDED	14	PARKING REQUIRED		14	100%

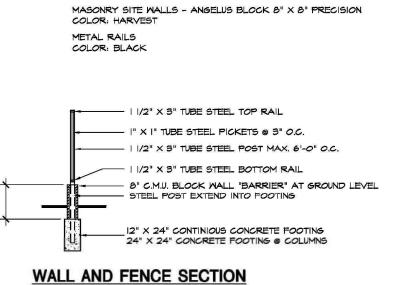
Conditional Use Permit Intent:

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

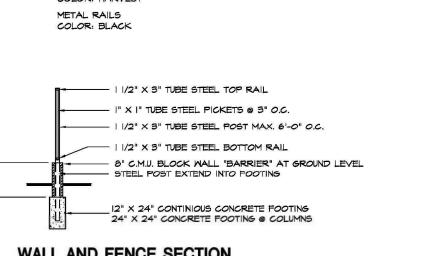
2. This facility has been designed in accordance with Desert Hot Springs regulations governing the cultivation of medical marijuana (Municipal Code Chapter 5.50 and 17.180), current state laws codified in the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), 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.

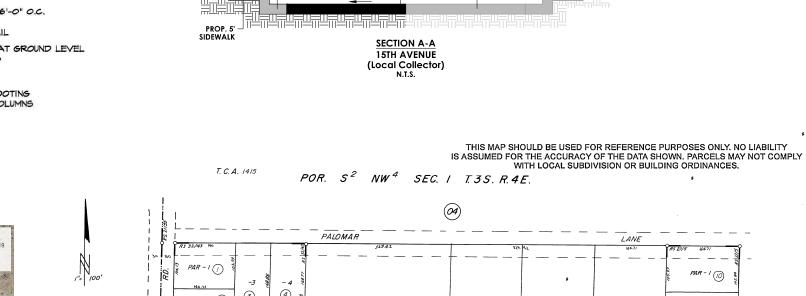






Iron Fence Detail





R/S 21/55

60' R/W EASEMENT

