

# CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: FEBRUARY 5, 2018

## DATA TABLE

<b>APPLICANT / LAND OWNER:</b>	GREEN BOND, LLC.		
<b>ADDRESS:</b>	7677 WEST SUNSET BOULEVARD LOS ANGELES, CALIFORNIA 90046		
<b>CONTACT:</b>	RUDY DEKERMENJIAN	<b>TELEPHONE:</b>	(310) 804-8504
<b>EXHIBIT PREPARER:</b>	MSA CONSULTING, INC.		
<b>ADDRESS:</b>	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
<b>CONTACT:</b>	PAUL DEPALATIS, AICP	<b>TELEPHONE:</b>	(760) 320-9811

<b>SOURCE OF TOPOGRAPHY:</b>	INLAND AERIAL SURVEYS, INC.		
<b>ADDRESS:</b>	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
<b>DATE OF TOPOGRAPHY:</b>	2-6-15 / 4-1-15 / 4-28-15 / 2-3-16	<b>TELEPHONE:</b>	(951) 687-4252

<b>ASSESSOR'S PARCEL NUMBER:</b>	663-280-002		
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**LEGAL DESCRIPTION:**  
PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DATA:	SF	ACREAGE	%
EXISTING GROSS & NET ACREAGE	110,701 SF	2.54 AC.	100%

SITE PLAN DATA:	SF	ACREAGE	%
BUILDING AREA (1ST FLOOR)	57,221 SF	1.31 AC.	52%
BUILDING AREA (2ND FLOOR)	12,897 SF	0.30 AC.	-
TOTAL BUILDING AREA (1ST & 2ND FLOOR)	70,118 SF	1.61 AC.	-
ACCESS ROADS, HARDSCAPE & PARKING	43,304 SF	0.99 AC.	39%
LANDSCAPE AREAS	10,176 SF	0.24 AC.	9%

ONSITE PARKING DATA:	BUILDING SF	BUILDING %	PARKING RATIO	COUNT
OFFICE	1,732 SF	2%	1 STALL PER 250 SF	7 STALLS
PROCESSING	5,993 SF	9%	1 STALL PER 750 SF	8 STALLS
CULTIVATION	62,393 SF	89%	1 STALL PER 2,500 SF	25 STALLS
TOTAL BUILDING AREA	70,118 SF	100%	-	-
TOTAL PARKING REQUIRED	-	-	-	40 STALLS
TOTAL PARKING PROVIDED	-	-	-	40 STALLS

<b>EXISTING ZONING:</b>	LIGHT INDUSTRIAL (I-L)
<b>PROPOSED ZONING:</b>	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

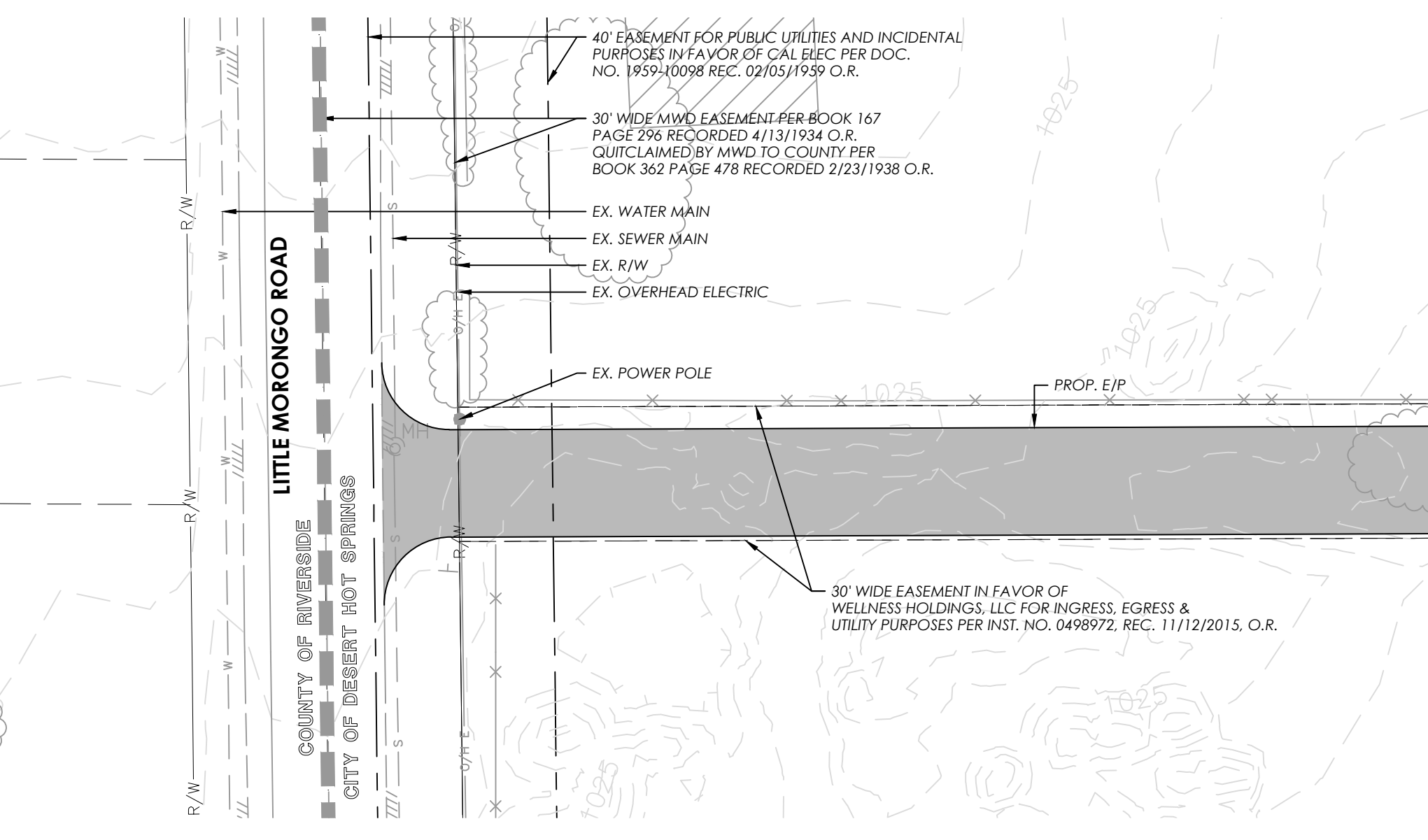
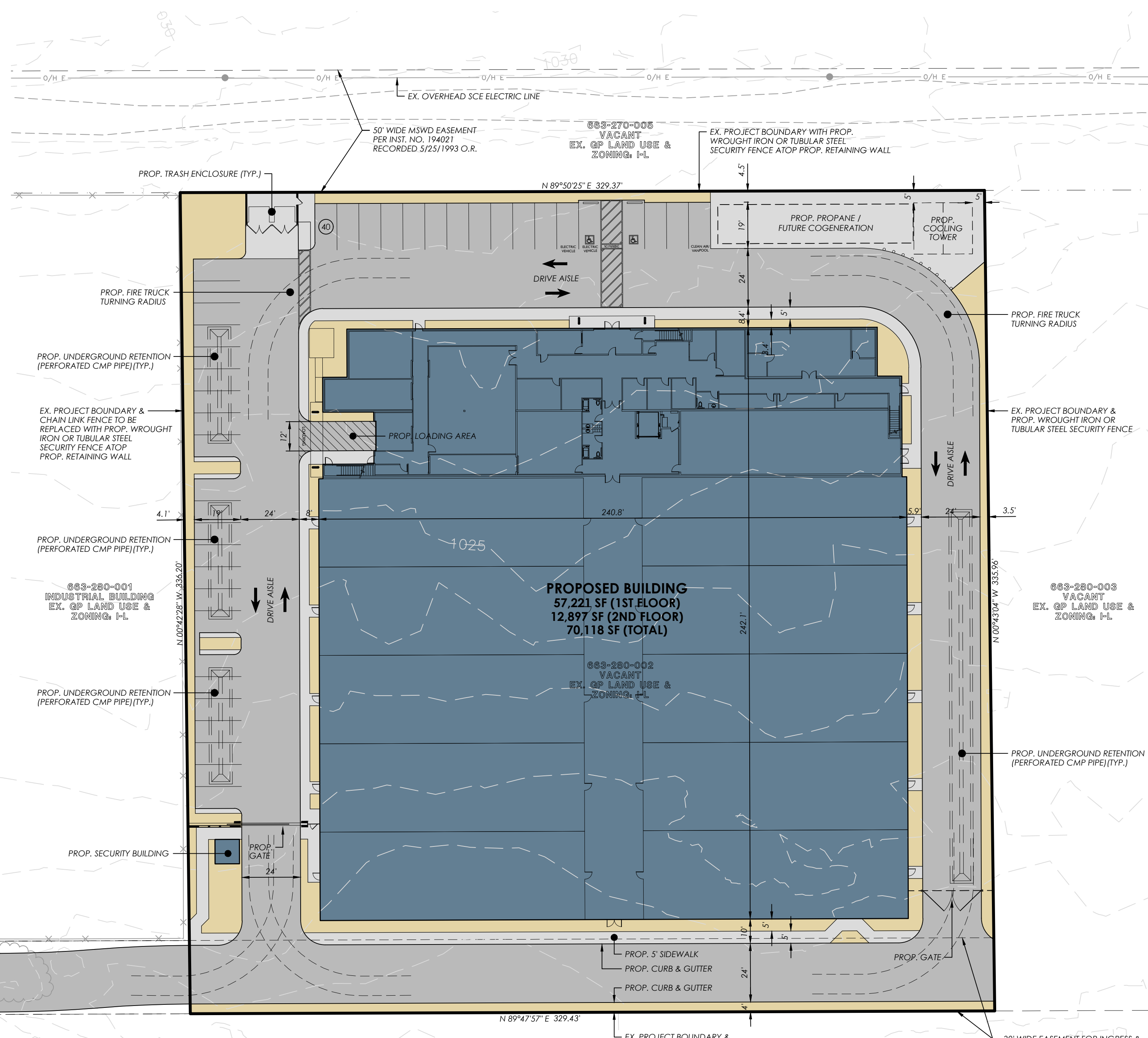
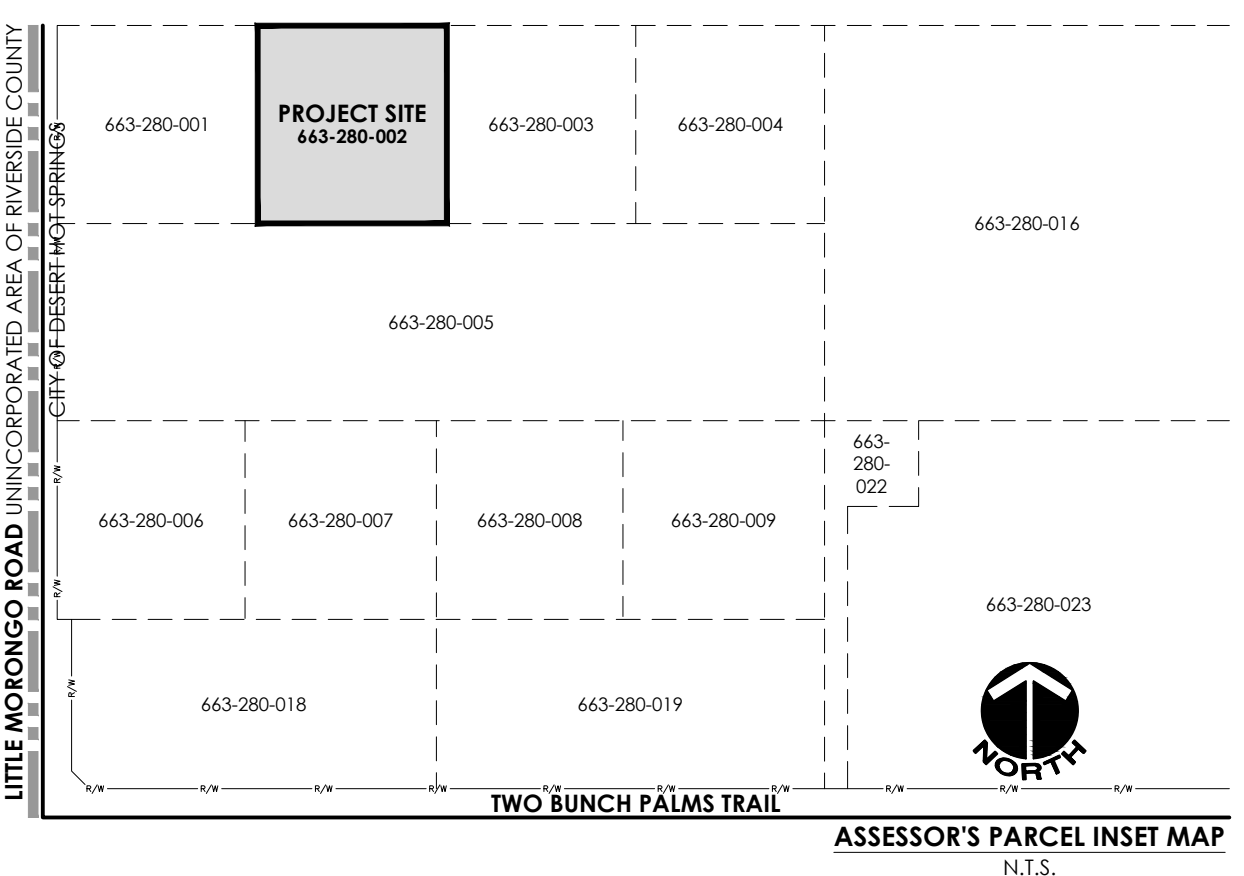
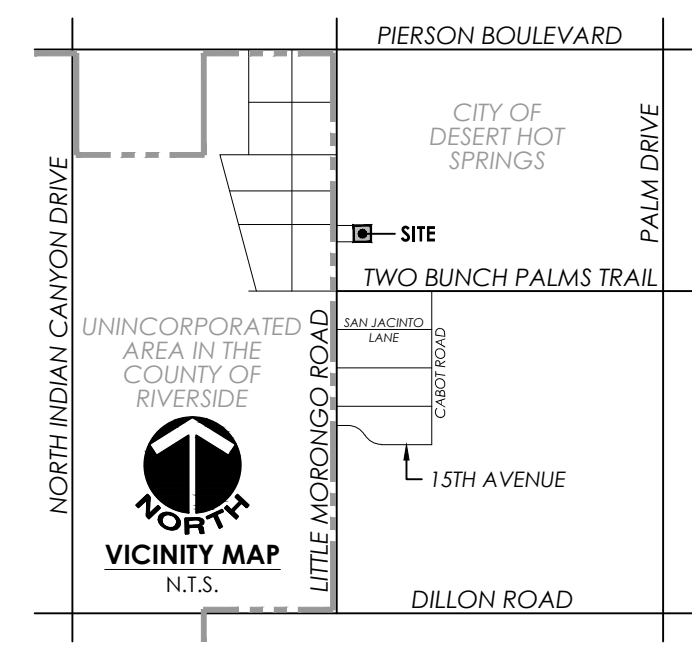
<b>EXISTING GENERAL PLAN LAND USE:</b>	LIGHT INDUSTRIAL (I-L)
<b>PROPOSED GENERAL PLAN LAND USE:</b>	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	EXISTING INDUSTRIAL BUILDING (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: 0605C0885G; EFFECTIVE DATE: AUGUST 28, 2008

- GENERAL NOTES:**
- 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.
  - Conditional Use Permit Intent: 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 Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94). 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.
  - Site improvements will be constructed at one time, but building construction may be phased in response to market demand.



**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
EJP	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
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**

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	L	EXISTING LOT LINE
---	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
---	P	PROJECT BOUNDARY
---	P	PROPOSED AND EXISTING CENTER LINE
---	P	PROPOSED RIGHT OF WAY
---	P	PROPOSED CURB
---	P	PROPOSED BUILDING ENVELOPE
---	P	PROPOSED PARKING SPACES

