

# CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: APRIL 12, 2017

## DATA TABLE

<b>APPLICANT / LAND OWNER:</b>	INNOVATIVE INVESTMENT COMPANY, LLC		
<b>ADDRESS:</b>	2920 NEWPORT BOULEVARD - SUITE A NEWPORT BEACH, CALIFORNIA 92643		
<b>CONTACT:</b>	DAVID SCHEPPERS	<b>TELEPHONE:</b>	(949) 723-1102
<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>ASSESSOR'S PARCEL NUMBERS:</b>	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	-

<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

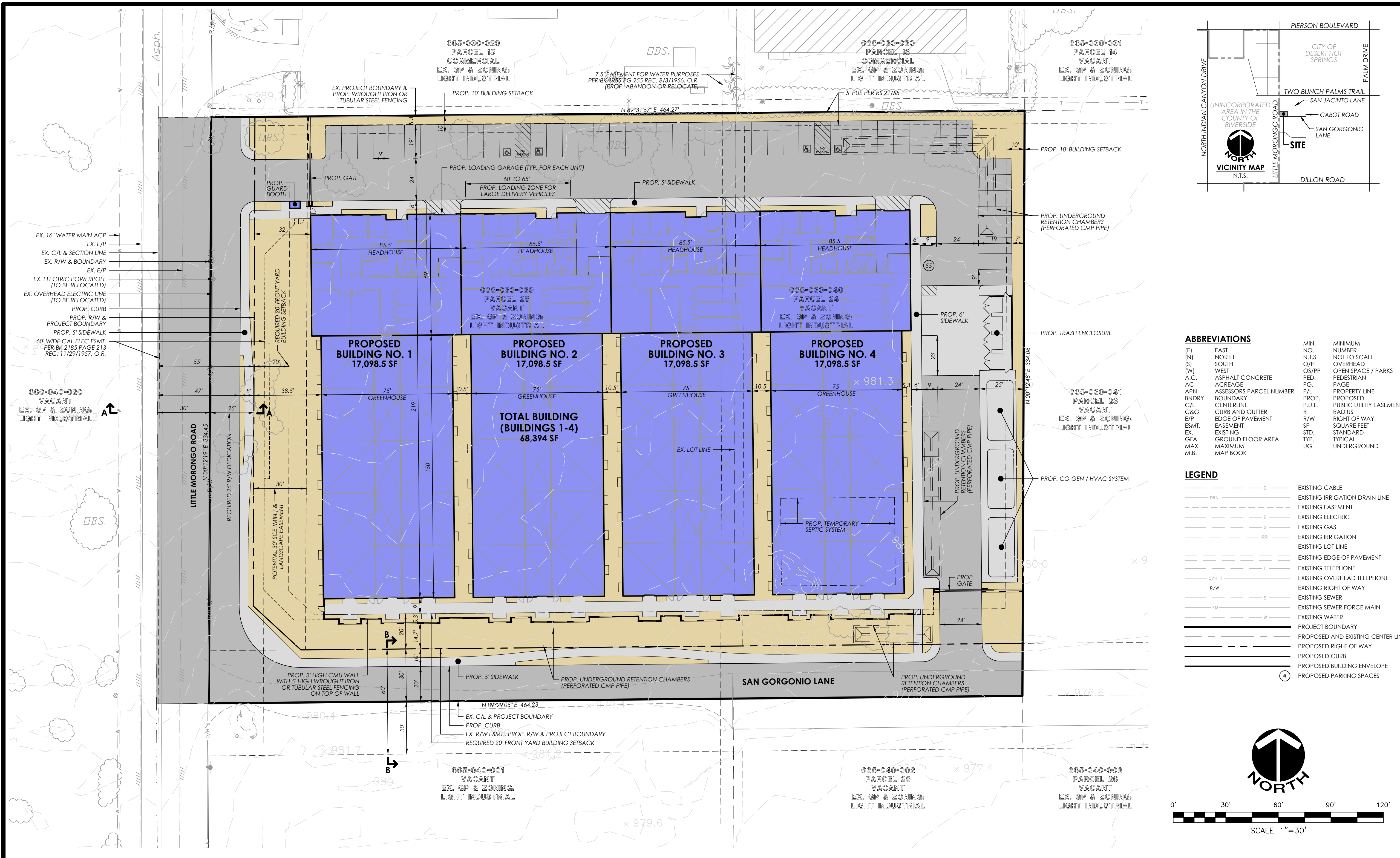
SURROUNDING LAND USES:			
NORTH:	COMMERCIAL (ZONED: LIGHT INDUSTRIAL)		
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		

PUBLIC UTILITY PURVEYORS:			
<b>ELECTRIC:</b>	SOUTHERN CALIFORNIA EDISON CO.	(800) 684-8123	
<b>GAS:</b>	THE GAS COMPANY / SEMPRA ENERGY	(909) 335-7625	
<b>TELEPHONE:</b>	VERIZON COMPANY	(800) 483-5000	
<b>WATER:</b>	MISSION SPRINGS WATER DISTRICT	(760) 329-6448	
<b>CABLE:</b>	TIME WARNER CABLE	(760) 340-1312	
<b>SEWER:</b>	COACHELLA VALLEY WATER DISTRICT	(760) 329-6448	
<b>USA:</b>	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 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 267). 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	MIN.	MINIMUM
(N)	NORTH	NO.	NUMBER
(S)	SOUTH	N.T.S.	NOT TO SCALE
(W)	WEST	O/H	OVERHEAD
A.C.	ACREAGE	OS/PP	OPEN SPACE / PARKS
AC	ASPHALT CONCRETE	PED.	PEDESTRIAN
APN	ASSESSOR'S PARCEL NUMBER	PG.	PAGE
BNRY	BOUNDARY	P/L	PROPERTY LINE
C/L	CENTERLINE	PROP.	PROPOSED
C&G	CURB AND GUTTER	P.U.E.	PUBLIC UTILITY EASEMENT
E/P	EDGE OF PAVEMENT	R	RADIUS
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

**LEGEND**

---	C	EXISTING CABLE
---	DI	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IR	EXISTING IRRIGATION
---	LO	EXISTING LOT LINE
---	T	EXISTING EDGE OF PAVEMENT
---	TEL	EXISTING TELEPHONE
---	OT	EXISTING OVERHEAD TELEPHONE
---	R/W	EXISTING RIGHT OF WAY
---	S	EXISTING SEWER
---	FM	EXISTING SEWER FORCE MAIN
---	W	EXISTING WATER
---	P	PROJECT BOUNDARY
---	PE	PROPOSED AND EXISTING CENTER LINE
---	PR	PROPOSED RIGHT OF WAY
---	CU	PROPOSED CURB
---	PE	PROPOSED BUILDING ENVELOPE
---	PS	PROPOSED PARKING SPACES

