

# CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: JULY 25, 2016

## DATA TABLE

<b>APPLICANT / LAND OWNER:</b>	OCEAN SPRINGS TECH, INC.	
<b>ADDRESS:</b>	P.O. BOX 817 PALM SPRINGS, CALIFORNIA 92263	
<b>CONTACT:</b>	ARMANDO RODRIGUEZ	TELEPHONE: (760) 329-8933
<b>EXHIBIT PREPARER:</b>	MSA CONSULTING, INC.	
<b>ADDRESS:</b>	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
<b>CONTACT:</b>	PAUL DEPALATIS, AICP	TELEPHONE: (760) 320-9811

**ASSESSOR'S PARCEL NUMBER:** 665-030-053

**LEGAL DESCRIPTION:** A PORTION OF PARCEL 3 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN

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%)

	TOTAL SF	
EXISTING BUILDING (PROPOSED 2 STORY)	(±5,570 SF GFA) ±6,609 SF	±0.15 AC. (14%)

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

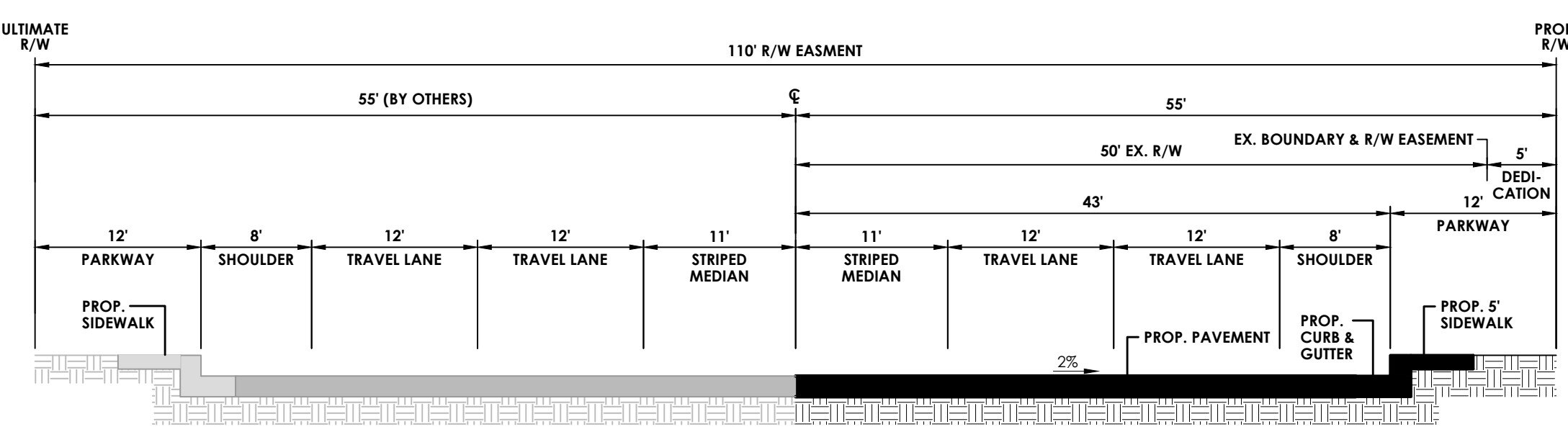
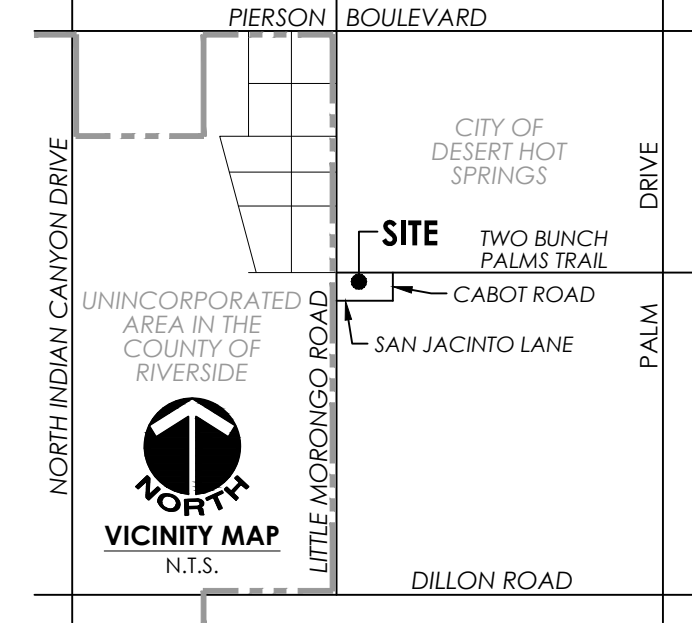
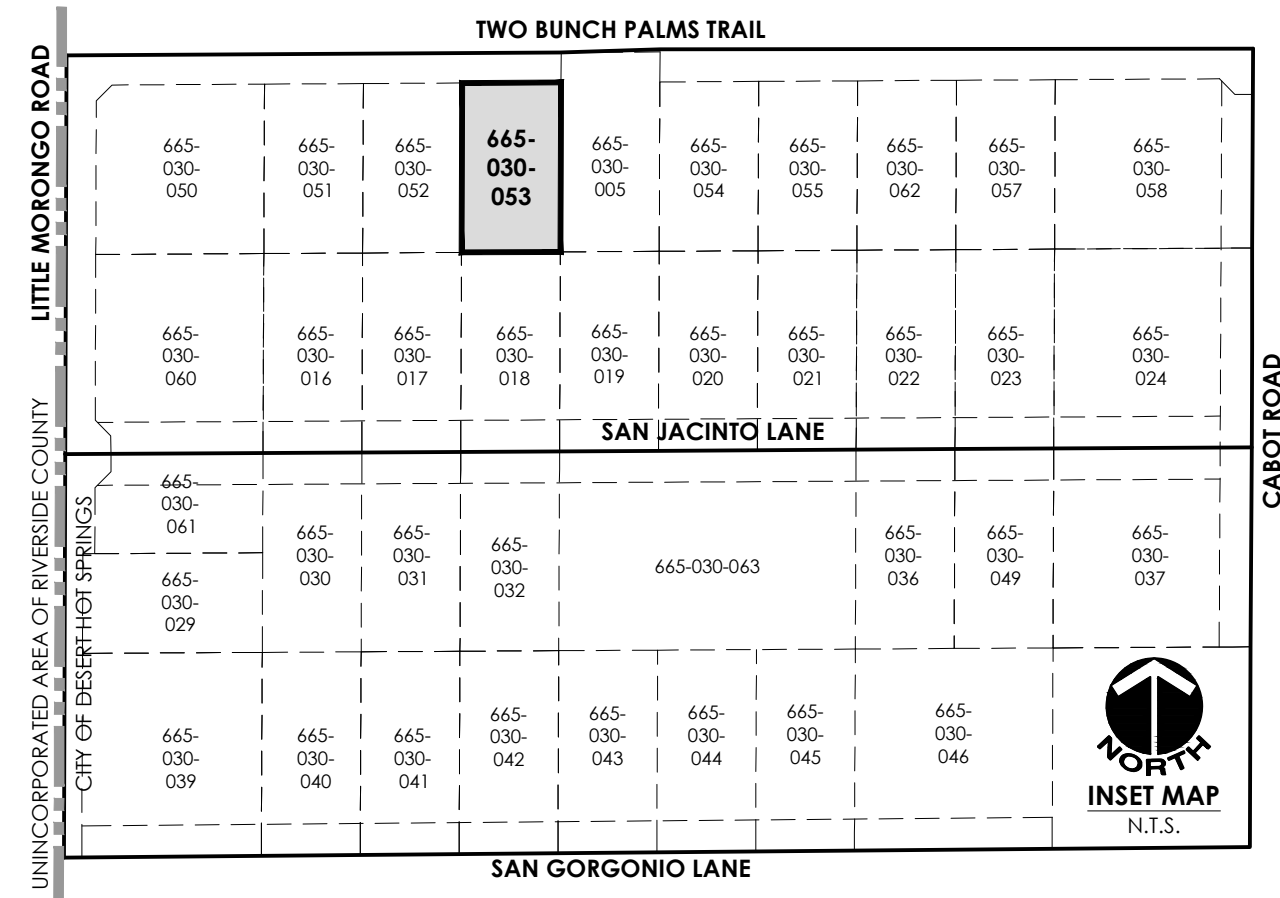
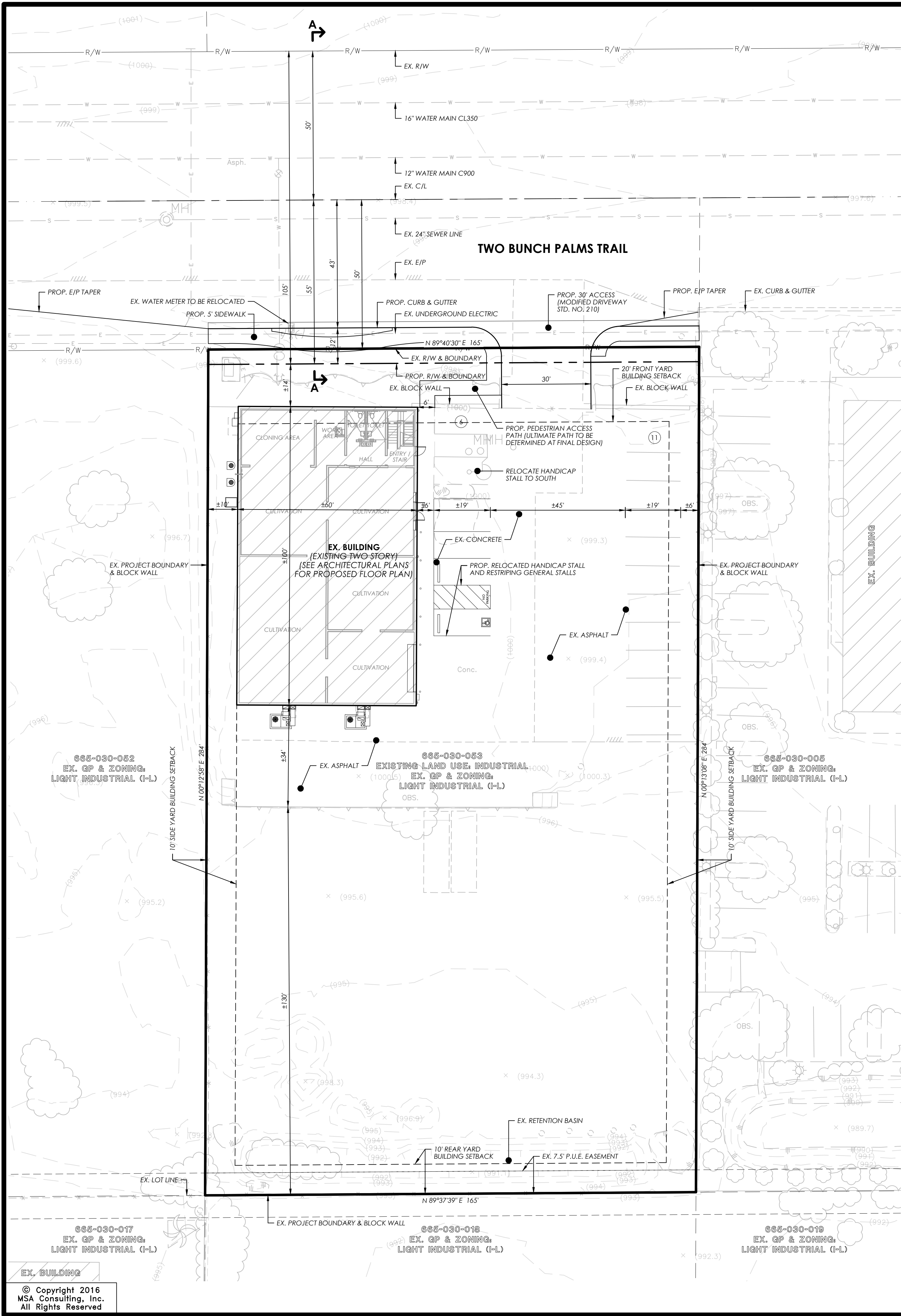
**EXISTING GENERAL PLAN LAND USE:** LIGHT INDUSTRIAL (I-L)  
**PROPOSED GENERAL PLAN LAND USE:** LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

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:		PHONE
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: 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 294). 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	PED.	PEDESTRIAN
(N)	NORTH	P.G.	PAGE
(S)	SOUTH	P/L	PROPERTY LINE
(W)	WEST	PROP.	PROPOSED
A.C.	ACREAGE	P.U.E.	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	R	RADIUS
APN	ASSESSOR'S PARCEL NUMBER	R.L.	LOW DENSITY (RESIDENTIAL)
BNDRY	BOUNDARY	R/W	RIGHT OF WAY
C/L	CENTERLINE	SCE	SOUTHERN CALIFORNIA EDISON
C&G	CURB AND GUTTER	SF	SQUARE FEET
E/P	EDGE OF PAVEMENT	STD.	STANDARD
ESMT.	EASEMENT	TYP.	TYPICAL
EX.	EXISTING	UG	UNDERGROUND
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		

### 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
---	SM	EXISTING SEWER FORCE MAIN
---	W	EXISTING WATER
---	CL	EXISTING CENTER LINE
---	PS	EXISTING PARKING SPACES
---	PB	PROJECT BOUNDARY
---	PRW	PROPOSED RIGHT OF WAY

