TECHNCIAL MEMORANDUM

TO: William Tan | DLY PACIFIC WEST, LLC

FROM: Tom Huang, Senior Traffic Engineer | GANDDINI GROUP, INC.

DATE: May 28, 2021

SUBJECT: 888 Research Drive Project Vehicle Miles Traveled (VMT) Assessment
(GGI Project No. 19390)

The purpose of this focused traffic study is to assess the project trip generation and Vehicle Miles Traveled (VMT) screening criteria for the proposed 888 Research Drive Project in the City of Palm Springs.

PROJECT DESCRIPTION

The project site is located east of Research Drive and north of Computer Way at 888 East Research Drive in the City of Palm Springs, California. The project site is currently occupied with an existing 19,192 square foot light industrial building, which will be remain the same size with proposed tenant improvements. The proposed project involves tenant improvements to divide the existing building interior into four distinct facilities for cannabis cultivation, distribution, processing, and marijuana dispensary uses. The proposed project will consist of 11,189 square feet of cannabis cultivation facility, 1,525 square feet of distribution facility plus 1,318 square feet of office use, 2,978 square feet of manufacturing/processing facility, and 1,419 square feet of retail marijuana dispensary with 763 square feet of lounge area. The project site has two existing driveways on Research Drive, which will remain unchanged. The project north driveway is a one-way egress access, and the project south driveway is a one-way ingress access. The project site plan is shown on Appendix A.

PROJECT TRIP GENERATION

Table 1 shows the proposed trip generation based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017). In accordance with the ITE land use definitions, trip generation rates for general light industrial (Land Use Code 110), industrial park (Land Use Code 130) for cannabis cultivation use, manufacturing (Land Use Code 140) for manufacturing and processing uses, general office building (Land Use Code 710) for office and distribution uses, and marijuana dispensary (Land Use Code 882) for retail marijuana dispensary and lounge area uses were utilized for the existing and proposed land uses.

Table 1 shows the project trip generation forecast. The proposed project is forecast to generate total of approximately net 534 daily trips, including net 18 trips during the AM peak hour and net 46 trips during the PM peak hour.

It should be noted that a majority of project trips (approximately 88% of the daily trips) are generated by the retail marijuana dispensary and lounge area uses. The project's non-retail uses are generating a small portion of the total proposed project trips (approximately 12% of the daily trips) with 78 daily trips.

William Tan
DLY PACIFIC WEST, LLC
May 28, 2021

VEHICLE MILES TRAVELED (VMT) ANALYSIS

The City of Palm Springs has established draft guidelines for Vehicle Miles Travelled (VMT) impact for CEQA compliance. The VMT assessment has been prepared in accordance with methodology established in the City of Palm Springs *Traffic Impact Analysis Guidelines* (July 2020) ["TIA Guidelines"].

BACKGROUND

California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the California Environmental Quality Act (CEQA) Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and projects State-wide are required to utilize the updated CEQA guidelines recommending use of VMT for evaluating transportation impacts as of July 1, 2020.

The updated CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. Where quantitative models or methods are unavailable, Section 15064.3 allows agencies to assess VMT qualitatively using factors such as availability of transit and proximity to other destinations. The Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"] provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

PROJECT SCREENING

The TIA Guidelines identify the following screening criteria to determine if a presumption of a non-significant transportation impact can be made based on the facts of the project:

- Local-serving retail uses less than 50,000 square feet.
- Small projects generating less than 110 trips per day, including 10,000 square feet of office use, or 15,000 square feet of light industrial use, or 63,000 square feet of warehousing.

Presumption of Less Than Significant VMT Impact for Local-Serving Retail Uses

As shown in Table 1, a majority of project trips (approximately 88% of the daily trips) are generated by the retail marijuana dispensary and lounge area uses which is considered to be local-serving retail uses. The total building area for the project is 19,192 square feet which is less than the 50,000 square feet threshold for a local-serving retail use. Therefore, the proposed retail portion of the project satisfies the City-established screening criteria for a local-serving retail use and may be presumed to result in a less than significant VMT impact without further analysis.

Presumption of Less Than Significant VMT Impact for Small Projects

As shown in Table 1, the project's non-retail uses are generating a small portion of the total proposed project trips (approximately 12% of the daily trips) with 78 daily trips. Since the non-retail portion of the project is

anticipated to generate less than the 110 daily trip threshold for a small project, the proposed project satisfies the City-established screening criteria for a small project and may be presumed to result in a less than significant VMT impact without further analysis.

CONCLUSIONS

Table 1 shows the project trip generation forecast. The proposed project is forecast to generate total of approximately net 534 daily trips, including net 18 trips during the AM peak hour and net 46 trips during the PM peak hour. It should be noted that a majority of project trips (approximately 88% of the daily trips) are generated by the retail marijuana dispensary and lounge area uses. The project's non-retail uses are generating a small portion of the total proposed project trips (approximately 12% of the daily trips) with 78 daily trips.

The retail portion of the project satisfies the City-established screening criteria for local-serving retail uses with total building area less than the 50,000 square feet threshold, which may be presumed to result in a less than significant VMT impact without further analysis.

The non-retail portion of the project satisfies the City-established screening criteria for a small project generating less than 110 trips per day, which may be presumed to result in a less than significant VMT impact without further analysis.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at (714) 795-3100 x 102.

Table 1
Project Trip Generation

Trip Generation Rates										
Project				AM Peak			PM Peak			Daily
No.	Land Use	Code[1]	Unit[2]	In%	Out%	Total	In%	Out%	Total	
1	General Light Industrial	ITE 110	TSF	88%	12%	0.700	13%	87%	0.630	4.960
2	Industrial Park (Cannibis Cultivation)	ITE 130	TSF	81%	19%	0.400	21%	79%	0.400	3.370
3	Manufacturing (Processing)	ITE 140	TSF	77%	23%	0.620	31%	69%	0.670	3.930
4	General Office (Office/Distribution)	ITE 710	TSF	86%	14%	1.160	16%	84%	1.150	9.740
5	Marijuana Dispensary (Retail/Lounge)	ITE 882	TSF	56%	44%	10.440	50%	50%	21.830	252.700

Trips Generated									
Project			AM Peak			PM Peak			Daily
No.	Land Use	Quantity[2]	In	Out	Total	In	Out	Total	
	Existing Use								
A	General Light Industrial	19.192 TSF	12	2	14	2	11	13	95
	Total Existing Trips	19.192 TSF	12	2	14	2	11	13	95
	Proposed Use								
B	Industrial Park (Cannibis Cultivation)	11.189 TSF	4	1	5	1	4	5	38
C	Manufacturing (Processing)	2.978 TSF	1	0	1	1	1	2	12
D	General Office (Office/Distribution)	2.843 TSF	3	0	3	1	3	4	28
E	Marijuana Dispensary (Retail/Lounge)	2.182 TSF	13	10	23	24	24	48	551
	Subtotal - Proposed Non-Retail Trips	17.010 TSF	8	1	9	3	8	11	78
	Subtotal - Proposed Retail Trips	2.182 TSF	13	10	23	24	24	48	551
	Total Proposed Trips	19.192 TSF	21	11	32	27	32	59	629
Project Net Trips			+9	+9	+18	+25	+21	+46	+534

Notes:

(1) Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017.

(2) TSF = Thousand Square Feet

APPENDIX A

PROJECT SITE PLAN

888 RESEARCH DR

MARIJUANA CULTIVATION, DISTRIBUTION, PROCESSING & DISPENSARY

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF C.M.U WALL AND METAL STUDS. (TYPICAL - UNLESS NOTED OTHERWISE)
2. WINDOWS, EXTERIOR DOORS, AND GLAZING ARE NOTATED ON PLANS AS NEW OR EXISTING.
3. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS NOTED OTHERWISE.
4. ALL GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE CALIFORNIA BUILDING CODE. (2016 EDITION)
6. AT ALL WATER HEATER LOCATIONS - PROVIDE PRESSURE RELIEF LINE TO THE EXTERIOR @ 6" - 24" ABOVE FINISH GRADE IN THE DOWN POSITION.
7. PROVIDE COMBUSTION AIR AS REQUIRED AT ALL GAS APPLIANCE LOCATIONS PER THE CALIFORNIA MECHANICAL CODE. (2016 EDITION)
8. ALL BUILDING INSULATION SHALL COMPLY WITH CHAPTER 7 OF THE 2016 C.B.C AND SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DENSITY NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
9. PROVIDE NOTE ON FINAL DOCUMENTS: SIGNS REQUIRED SEPARATE APPROVAL AND PERMITS,
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORMS, COLOR AND TEXTURE.
12. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED BY PARAPET WALLS OR WITHIN ROOF STRUCTURE.
13. ROOF MOUNTED COMMUNICATION EQUIPMENT, INCLUDING SATELLITE DISHES, SHALL BE COMPLETELY SCREENED BY THE PARAPET WALLS OR FREE STANDING SCREEN WALL SUBJECT TO PROJECT REVIEW APPROVAL.
14. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALL TO THE HEIGHT OF THE TALLEST UNIT PLUS 1'-0" WITH ARCHITECTURAL COLORS AND MATERIALS TO MATCH BUILDING.
15. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL **WRITTEN VERIFICATION** THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3. (1)

ADDITIONAL GENERAL NOTES

NOTICE ABOUT THE DRAWINGS AND INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS.

THE DRAWINGS AND INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PATHANGAY ARCHITECTS, NAVIN PATHANGAY. THE OWNERSHIP OF THESE CONSTRUCTION DOCUMENTS AND ALL INFORMATION CONTAINED WITHIN, IS THAT OF PATHANGAY ARCHITECTS, NAVIN PATHANGAY, UNLESS SPECIFIED IN WRITING PREVIOUS TO THE COMMENCEMENT OF THE PRODUCTION DRAWINGS. ALL INFORMATION WITHIN THESE CONSTRUCTION DOCUMENTS IS FOR THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHANGAY ARCHITECTS.

ORIGINAL PRINTS OF THIS SET OF CONSTRUCTION DOCUMENTS ARE ON FILE AT A LOCATION SPECIFIED BY PATHANGAY ARCHITECTS AND SHALL REMAIN THERE FOR THE DURATION OF THE SPECIFIED PROJECT. THE ORIGINAL PRINTS AND THE ELECTRONIC FILES CONTAINING THESE PRINTS ARE THE SOLE PROPERTY OF PATHANGAY ARCHITECTS. SECOND PARTY USAGE IS PROHIBITED WITHOUT PRIOR EXPRESS WRITTEN CONSENT OF PATHANGAY ARCHITECTS AND THE PARTY SPECIFIED ON THE TITLE BLOCK OF THIS SET OF CONSTRUCTION DOCUMENTS.

ALL DETAILS, SYMBOLS AND NOTATIONS ARE THE PROPERTY OF PATHANGAY ARCHITECTS AND SHALL NOT BE REPRODUCED IN ANY MATTER EXCEPT FOR, THAT OF THE SPECIFIED PROJECT. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER ALL SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SPECIFICATIONS AND CONDITIONS OF THE JOB AND SHALL NOTIFY PATHANGAY ARCHITECTS OF ANY VARIATIONS FROM THE DIMENSIONS, SPECIFICATIONS AND CONDITIONS SHOWN BY THESE CONSTRUCTION DOCUMENTS.

THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS. WHILE EVER CLIENT AND DESIGN PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS. IT IS NOT COST-EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A 'PERFECT' SET OF INSTRUMENTS OF SERVICE. NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF THE DESIGN WILL REQUIRE MODIFICATIONS TO REFELCT CONDITIONS AT THE CONSTRUCTION SITE. REASONABLE PRACTIVE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENION OF PATHANGAY ARCHITECTS PRIOR TO PLACEMENT OF MATERIALS. PATHANGAY ARCHITECTS ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE OF DEVIATION FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.

FIRE GENERAL NOTES

1. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED A KEYBOX SHALL BE INSTALLED IN AN APPROVED LOCATIONS OR EXISTING KEY BOXES, UPDATED KEYS SHALL BE PROVIDED (CFC 506.1)
2. AN 8 ½"X11 MAP DISPLAYING A GENERAL FLOOR LAN OF THE FACILITY INCLUDING USE OF EACH ROOMS, FURNISHINGS LAYOUT, HAZORDOUS MATERIAL STORAGE LOCATIONS ETC SHALL BE POSTED NEAR THE MAIN ENTRANCE IN CLEAR PROTECTIVE COVER TO BE PROVIDED AT FINAL.
3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS AND PORTIONS THEREOF USED AS GROUP A OCCUPANCIES AS PROVIDED IN THIS SECTION. (CFC 903.2.4)
4. A MINIMUM OF ONE 2A 10-B:C SHALL BE PROVIDED ON EACH FLOOR LEVEL, CONSPICUOUSLY LOCATED, ALONG NORMAL PATHS OF TRAVEL AND WITHIN 75 FEET TRAVEL DISTANCE. (CCR, TITLE 19, DIVISION 1, SECTION 567 (A) THROUGH (K)) (CFC 906.3)
5. AN APPROVED MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN ALL DISPENSARIES, CULTIVATION, MANUFACTURING AND TESTING FACILITIES IN ACCORDANCE WITH THE PROVISIONS NFPA 72 TO PROVIDE OCCUPANT NOTIFICATION THROUGHOUT THE FACILITY INCLUDING OTHER REQUIREMENTS S PROVIDED BY ANOTHER SECTION OF THE CFC.
6. ADD A NOTE ON PLAN: "THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA-13) THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE PLAN REVIEW PRIOR TO INSTALLATION." (CFC 903.3.1)
7. SUBMIT AN EXIT ANALYSIS PLAN THAT LABELS AND CLEARLY SHOWS COMPLIANCE WITH ALL REQUIRED EGRESS FEATURES SUCH AS, BUT NOT LIMITED TO, COMMON PATH OF TRAVEL, REQUIRED NUMBER OF EXITS, OCCUPANT LOAD, REQUIRED WIDTH, CONTINUITY, TRAVEL DISTANCE, ETC. (CBC 1001.1)
8. A MINIMUM OF ONE 2A 10-B:C FIRE EXTINGGUISHER SHALL BE PROVIDED FOR EVERY 75 FEET OF TRAVEL DISTANCE
9. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITH THE BUILDINGS. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH SHIFT OF WORK
10. LABELLING . DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE ND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING.
11. LABELLING . DOORS INTO FIRE ALARM CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE ND LEGIBLE SIGN STATING FIRE CONTROL PANEL OR SIMILAR APPROVED WORDING.
12. DEFERRED SUBMITTALS: PLANS SHALL BE SUBMITTED UNDER SEPARATE PERMITS TO THE FIRE PLAN CHECK FOR THE FOLLOWING C02 DETECTION

PROJECT TEAM

OWNER
DLY PACIFIC WEST HALL, LLC.
531 E. ARROW HWY, #115
GLENDORA, CA 91740
EDMUNDCHANIII@GMAIL.COM

PROJECT MANAGER
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ARCHITECT
PATHANGAY ARCHITECTS
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PHOENIX, AZ 85014
TEL: (602) 368-9375
CONTACT: NAVIN PATHANGAY

MECH/ PLBG ENGINEER:
MG ENGINEERING LLC
CONTACT: MIROSLAV GRBIC
TEL:.602 758 6088

ELECTRICAL ENGINEER:
ARDEBILI ENGINEERING
8100 E INDIAN SCHOOL RD, STE
203SCOTTSDALE, AZ 85281
TEL: (480) 550-9424
CONTACT: OMID ARDEBILI

PROJECT DESCRIPTION

MARIJUANA CULTIVATION, PROCESSING , DISTRIBUTION CENTER AND DISPENSARY..

THIS PROJECT INVOLVES THE INTERIOR OF AN EXISTING 19,322 S.F. BUILDING, BEING BROKEN UP INTO 4 SEPARATE FACILITIES: A CULTIVATION FACILITY WITH ALL SUPPORTING SERVICES, AN INFUSION KITCHEN CENTER WITH A KITCHEN AND A PROCESSING LAB, A DISTRIBUTION CENTER, AND A DISPENSARY. THE FACILITIES WILL BE SEPARATED WITH FIRE RATED WALLS, AND EACH WILL HAVE ITS OWN LOADING DOCK. THERE WILL ALSO BE ADMINISTRATIVE OFFICES THAT CAN BE ACCESSED FROM THE EXTERIOR ONLY.

THE BUILDING WILL NEED ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS INSTALLED.

THE WALLS FOR THE FACILITY WILL BE STEEL STUDS WITH CEILING TO ENCLOSE WITH GYPSUM BOARD CEILINGS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

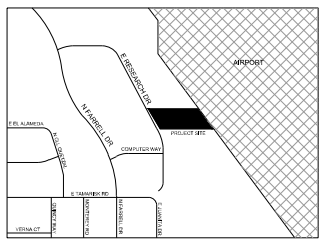
PARCEL 4 OF PARCEL MAP 8779-1, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 35 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DEFERRED SUBMITTALS

STEEL JOIST CALCS - GENERAL CONTRACTOR SHALL SUBMIT.
FIRE SPRINKLER SUBMITTALS
ALARM SUBMITTALS
EXTRACTION AREA SUBMITTAL (2)
CO2 ENRICHMENT AREA SUBMITTAL

SPECIAL INSPECTIONS - ARCHITECTURAL

NOTE: SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING SAFETY DIVISION AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR THEIR AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE CITY OF PHOENIX.



VICINITY MAP
NOT TO SCALE

PROJECT STATISTICS

PROJECT: 888 RESEARCH DR, PALM SPRINGS, CA 92262

APN: 507-350-011

ZONING: A-1 LIGHT INDUSTRIAL

SITE AREA: 55,321 SQ FT

BUILDING AREA: 19,192 S.F (TOTAL BUILDING FOOTPRINT)

(1)
BUILDING DATA:
ACTUAL BUILDING HEIGHT: 1 STORY 20'-0"
OCCUPANCY:
EXISTING F-1/B/S1
PROPOSED F-1/B/M/S1

SEPARATED USE: B / F-1/ M / S1-1HR FIRE BARRIER REQUIRED

CONSTRUCTION TYPE: TYPE III-B - FIRE SPRINKLERED PER N.F.P.A.

BUILDING AREA ANALYSIS:

OCCUPANCY LOADING PER CBC 2016 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (GROSS AREA IN A-020 & A-201.1)

(3)

OFFICE/ADMINISTRATION:	1,238 S.F. / 100	12 OCC.
DISPENSARY		
RETAIL:	1,736 S.F. / 60	29 OCC.
RETAIL (STORAGE, STOCK,SHIPPING AREAS):	347 S.F. / 300	2 OCC.
DISTRIBUTION CENTER		
WAREHOUSE:	1,500 S.F. / 500	3 OCC
INFUSION KITCHEN CENTER		
KITCHEN:	1,602 S.F. / 200	8 OCC
PROCESSING:	674 S.F. / 200	3 OCC
STORAGE/TRANSPORT:	855 S.F. / 300	2 OCC
CULTIVATION CENTER		
CULTIVATION:	10,130 S.F./ 300	33 OCC.
ACC. STORAGE AREAS, MECH:	860 S.F. / 300	2 OCC.
TOTAL:	18,742 S.F.	94 OCC

EXIT REQUIREMENTS

OFFICE/ADMIN:	REQUIRED: 1 EXITS	PROVIDED: 1 EXITS PER OFFICE
DISPENSARY :	REQUIRED: 1 EXITS	PROVIDED: 4 EXITS
DISTRIBUTION:	REQUIRED: 1 EXITS	PROVIDED: 2 EXITS
KITCHEN :	REQUIRED: 1 EXITS	PROVIDED: 3 EXITS
CULTIVATION :	REQUIRED: 1 EXITS	PROVIDED: 3 EXITS

COMMON PATH OF TRAVEL LESS THAN 200'.

EXIT WIDTH (CBC TABLE 1005.1) (MAX. OCCUPANT LOAD) X .15 = REQ'D WIDTH
REQUIRED: (100) X .15 = 15"

(1)
RESTROOM REQUIREMENTS:

OFFICE/ADMIN (12OCC):	W/C 1 PER 25 / REQ: 1 PROV: 1	LAV 1 PER 40 / REQ:1 PROV:1
	DR. FNTN 1 PER 100 / REQ. 1 PROV: 1	SERV SINK 1 / REQ:1 PROV:1
DISPENSARY (37OCC):	W/C 1 PER 500 REQ: 1 PROV: 1	LAV 1 PER 750 / REQ:1 PROV:1
	DR. FNTN 1 PER 1000 / REQ: 1 PROV: 1	SERV SINK 1 / REQ:1 PROV:1
DISTRIBUTION (3OCC):	W/C 1 PER 100/ REQ: 1 PROV: 1	LAV 1 PER 100 / REQ:1 PROV:1
	DR. FNTN 1 PER 1000 / REQ: 1 PROV: 1	SERV SINK 1 / REQ:1 PROV:1
KITCHEN (13OCC):	W/C 1 PER 100/ REQ: 1 PROV: 2	LAV 1 PER 100 / REQ:1 PROV:3
	DR. FNTN 1 PER 1000 / REQ: 1 PROV: 1	SERV SINK 1 / REQ:1 PROV:1
CULTIVATION (35OCC):	W/C 1 PER 100/ REQ: 1 PROV: 4	LAV 1 PER 100 / REQ:1 PROV:1
	DR. FNTN 1 PER 1000 / REQ: 1 PROV: 1	SERV SINK 1 / REQ:1 PROV:1

DRINKING FOUNTAINS 1 REQ FOR EACH OCC., 1 HI/LOW PROVIDED
MOP SINK 2 REQ., 2 PROVIDED

PARKING REQUIREMENTS:

RETAIL:	1 SPACE PER 300 SF
	2,083 S.F. / 300 SF = 7 SPACES
OFFICES:	1 SPACE PER 200 SF
	1,238 S.F. / 200 SF = 6 SPACES
DISTRIBUTION:	1 SPACE PER 800 SF + 1 FOR COMPANY VEHICLE
	1,500 S.F. / 800 SF = 2 SPACES
KITCHEN/PROCESSING:	1 SPACE PER 500 SF
	2,931 S.F. / 500 SF = 6 SPACES
CULTIVATION:	1 SPACE PER 1.5 PRODUCTION WORKER
	TOTAL EMPLOYEES 15
	10 REQUIRED
	10 PROVIDED
TOTAL REQUIRED:	32 SPACES (31 REGULAR + 1 ADA)

TOTAL PROVIDED PARKING SPACES. 32 SPACES + 1 ADA = 33 SPACES
ALL PARKING ON SITE IS EXISTING.

REQUIRED ADA PARKING 2 SPACES
PROVIDED ADA PARKING 1 SPACES (NON-COMPLIANT EXISTING)

CONSTRUCTION CODES
CONSTRUCTION SHALL COMPLY W/ THE FOLLOWING CODES & AMENDMENTS AS PER THEIR ADOPTING ORDINANCES.

2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ENERGY CODE (CEEC)
2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2016 ENERGY EFFICIENT STANDARDS CODE

DRAWING INDEX

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03-7-19

888 RESEARCH DR
CULTIVATION, DISTRIBUTION, PROCESSING & DISPENSARY
888 RESEARCH DR, PALM SPRINGS CA 92262

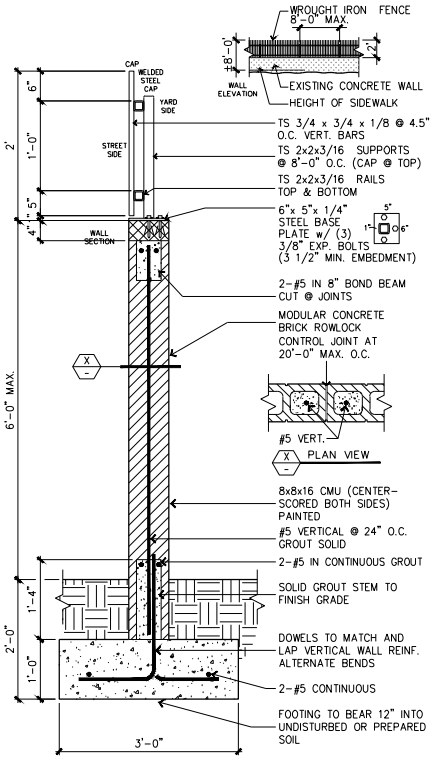
1 CITY COMMENTS 01-29-2019
2 FIRE COMMENTS 01-29-2019
3 OWNER COMMENTS 03-1-2019

KEY:

SHEET TITLE: COVER SHEET

SHEET NUMBER: A000

DRAWN BY:	REVIEWED BY:
DG	NP
DATE: 03/7/2019	PROJECT NUMBER: 2018-56



9 MASONRY SOUND WALL W/ STEEL FENCING
02-830 H1 1" = 1'-0"

SITE PLAN GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ORDR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
6. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE GLENDALE CONSTRUCTION CODE PRIOR TO USE.
7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
11. SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
13. ALL RAMPS MUST MEET ADA ACESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.
14. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE
15. ALL ROOF TOP DRAINS SHALL BE INTERNALLY PIPED

PROJECT STATISTICS

PROJECT: 888 RESEARCH DR, PALM SPRINGS, CA 92262

APN: 507-350-011

ZONING: A-1 LIGHT INDUSTRIAL

SITE AREA: 55,321 SQ FT

BUILDING AREA: 19,192 S.F (TOTAL BUILDING FOOTPRINT)

BUILDING DATA:
ACTUAL BUILDING HEIGHT; 1 STORY 20'-0"
OCCUPANCY:
EXISTING F-1/B/S1
PROPOSED F-1/B/M/S1

SEPARATED USE: B / F-1/ M / S1-1HR FIRE BARRIER REQUIRED

CONSTRUCTION TYPE: TYPE III-B - FIRE SPRINKLERED PER N.F.P.A.

PARKING REQUIREMENTS:

RETAIL:	1 SPACE PER 300 SF 2,083 S.F. / 300 SF = 7 SPACES
OFFICES:	1 SPACE PER 200 SF 1,238 S.F. / 200 SF = 6 SPACES
DISTRIBUTION:	1 SPACE PER 800 SF + 1 FOR COMPANY VEHICLE 1,500 S.F. / 800 SF = 2 SPACES
KITCHEN/PROCESSING:	1 SPACE PER 500 SF 2,931 S.F. / 500 SF = 6 SPACES
CULTIVATION:	1 SPACE PER 1.5 PRODUCTION WORKER TOTAL EMPLOYEES 15 10 REQUIRED 10 PROVIDED
TOTAL REQUIRED:	32 SPACES (31 REGULAR + 1 ADA)

TOTAL PROVIDED PARKING SPACES: 32 SPACES + 1 ADA = 33 SPACES
ALL PARKING ON SITE IS EXISTING.

REQUIRED ADA PARKING 2 SPACES
PROVIDED ADA PARKING 1 SPACES (NON-COMPLIANT EXISTING)

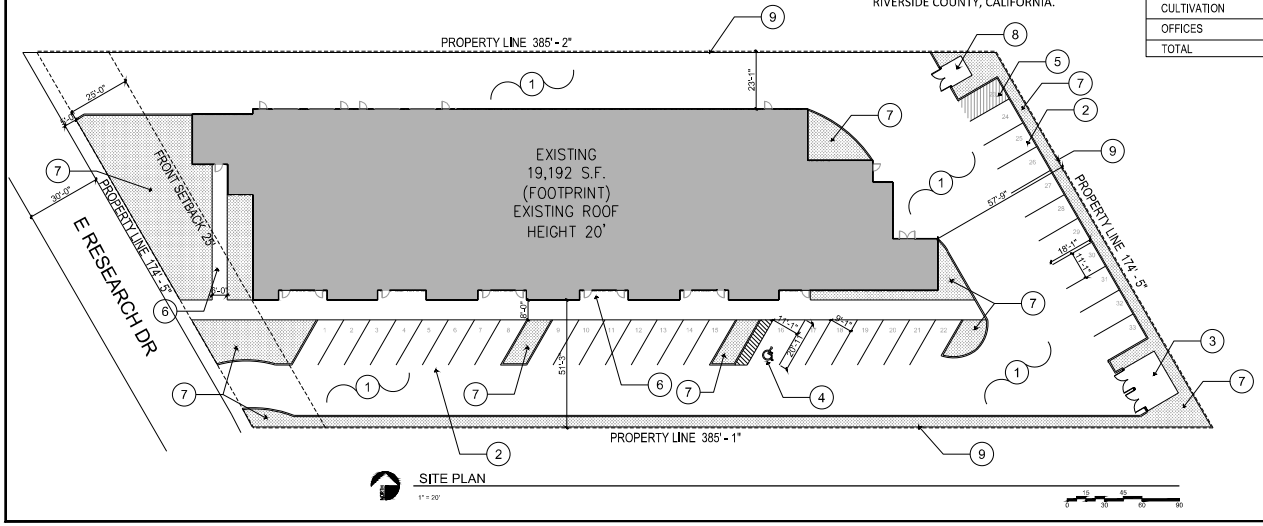
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 8779-1, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 35 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROPOSED CANNABIS LAND USE BREAKDOWN

NAME	AREA (GROSS)
DISPENSARY / RETAIL	1,419.28 sf
LOUNGE	763.61 sf
DISTRIBUTION	1,524.54 sf
MANUFACTURING	2,978.19 sf
CULTIVATION	11,188.75 sf
OFFICES	1,317.64 sf
TOTAL	19,192 sf



SITE PLAN
1" = 20'

PROJECT TEAM

OWNER
DLY PACIFIC WEST HALL, LLC.
531 E. ARROW HWY, #115
GLENDORA, CA 91740
EDMUNDCHANIII@GMAIL.COM

PROJECT MANAGER
MATT RETTIG
(480) 580-9742
UNIVERSAL.AVIS@GMAIL.COM

ARCHITECT
PATHANGAY ARCHITECTS
727 E. BETHANY HOME RD, STE D225
PHOENIX, AZ 85014
TEL: (602) 368-9375
CONTACT: NAVIN PATHANGAY

MECH/ PLBG ENGINEER:
MG ENGINEERING LLC
CONTACT: MIROSLAV GRBIC
TEL:602 758 6088

ELECTRICAL ENGINEER:
ARDEBILI ENGINEERING
8100 E INDIAN SCHOOL RD, STE 203SCOTTSDALE, AZ 85281
TEL: (480) 550-8424
CONTACT: OMID ARDEBILI

PROJECT DESCRIPTION

MARIJUANA CULTIVATION, PROCESSING, DISTRIBUTION CENTER AND DISPENSARY.

THIS PROJECT INVOLVES THE INTERIOR OF AN EXISTING 19,322 S.F. BUILDING, BEING BROKEN UP INTO 4 SEPARATE FACILITIES: A CULTIVATION FACILITY WITH ALL SUPPORTING SERVICES, AN INFUSION KITCHEN CENTER WITH A KITCHEN AND A PROCESSING LAB, A DISTRIBUTION CENTER, AND A DISPENSARY. THE FACILITIES WILL BE SEPARATED WITH FIRE RATED WALLS, AND EACH WILL HAVE ITS OWN LOADING DOCK. THERE WILL ALSO BE ADMINISTRATIVE OFFICES THAT CAN BE ACCESSED FROM THE EXTERIOR ONLY.

THE BUILDING WILL NEED ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS INSTALLED.
THE WALLS FOR THE FACILITY WILL BE STEEL STUDS WITH CEILING TO ENCLOSE WITH GYPSUM BOARD CEILINGS.

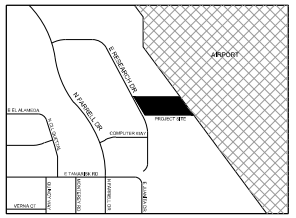
KEY NOTES

1. EXISTING ASPHALT PAVING
2. EXISTING PARKING, TYP.
3. SECURED TRASH ENCLOSURE AREA
4. EXISTING ADA PARKING WITH RAMP
5. DEDICATED WAREHOUSE COMPANY VAN PARKING
6. NEW PAVING AREA, TYP.
7. EXISTING LANDSCAPING
8. GENERAL TRASH ENCLOSURE AREA
9. 6' HIGH BLOCK SECURITY FENCE W/24" NO-CLIMB ROD IRON TOP PIECE AT PROPERTY LINES

LEGEND

LANDSCAPED AREA

SECURITY FENCE



VICINITY MAP
NOT TO SCALE

pathangay architects
727 E BETHANY HOME RD - SUITE D225
PHOENIX ARIZONA 85014
(P) 602-368-9375 (F) 602-368-9380

03-7-19

888 RESEARCH DR CULTIVATION, DISTRIBUTION, PROCESSING & DISPENSARY
888 RESEARCH DR, PALM SPRINGS CA 92262

KEY:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-020

DRAWN BY: DG
REVIEWED BY: NP
DATE: 03/7/2019
PROJECT NUMBER: 2018-56