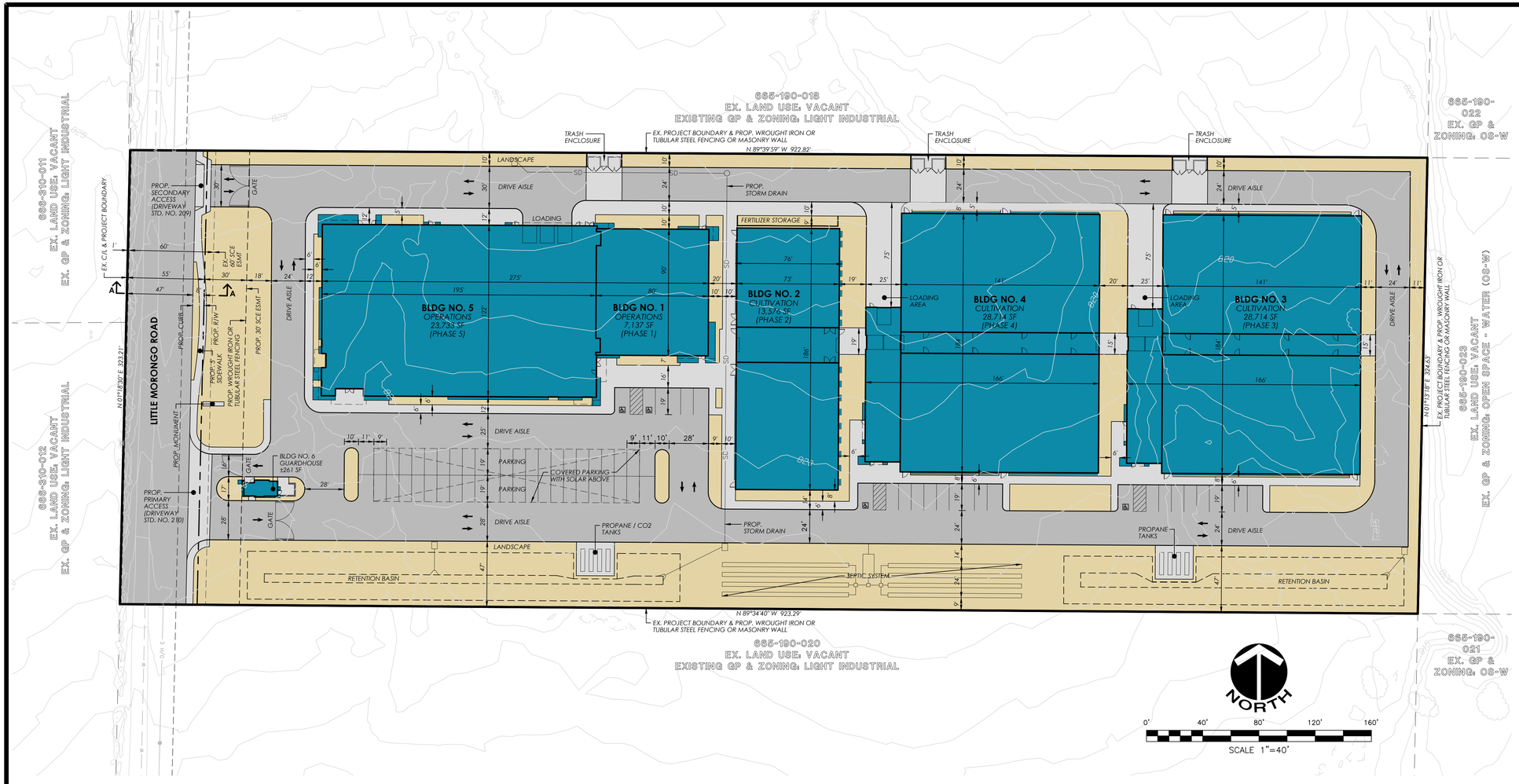
IN THE CITY OF DESERT HOT SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: MAY 11, 2016



DATA TABLE

APPLICANT / LAND OWNER:	GFARMALABS LIMITED		
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901		
CONTACT:	DR. CRISTINA GONZALEZ	**TELEPHONE:**	(714) 495-2643
APPLICANT / LAND OWNER:	GFARMALABS LIMITED		
ADDRESS:	369 3RD STREET - SUITE 464 SAN RAFAEL, CALIFORNIA 94901		
CONTACT:	DR. CRISTINA GONZALEZ	**TELEPHONE:**	(714) 495-2643
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
ASSESSOR'S PARCEL NUMBER:	665-190-017		
LEGAL DESCRIPTION:	A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		

LAND USE DATA:	**S.F.**	**ACREAGE**
GROSS ACREAGE	298,961 SF	6.86 AC
LITTLE MORONGO ROAD PUBLIC STREET DEDICATION	17,779 SF	0.41 AC
NET ACREAGE	281,182 SF	6.45 AC (100%)
BUILDING NO. 1 - OPERATIONS	7,137 SF	
BUILDING NO. 2 - CULTIVATION	13,576 SF	
BUILDING NO. 3 - CULTIVATION	28,714 SF	
BUILDING NO. 4 - CULTIVATION	28,714 SF	
BUILDING NO. 5 - OPERATIONS	23,733 SF	
BUILDING NO. 6 - GUARD HOUSE	251 SF	
BUILDINGS TOTAL (BLDGS 1-6)	102,125 SF	2.34 AC (36%)
ACCESS ROADS, PARKING, SIDEWALKS, TRASH ENCLOSURE AND EQUIPMENT PADS	103,456 SF	2.37 AC (37%)
LANDSCAPE AREAS	75,601 SF	1.74 AC (27%)

ONSITE PARKING DATA:	
CULTIVATION AREA WITHIN THE CULTIVATION FACILITY (96,963 SF / 1 STALL PER 2,500 SF)	39 STALLS
OFFICE AREA WITHIN THE CULTIVATION FACILITY (±4,500 SF / 1 STALL PER 250 SF)	18 STALLS
TOTAL PARKING REQUIRED	57 STALLS
TOTAL PARKING PROVIDED	72 STALLS (WITH 2 HANDICAP 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:	VACANT LAND (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 X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FIRM NUMBER: 06065C0895G; EFFECTIVE DATE: AUGUST 28, 2008

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 buffers, CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.*

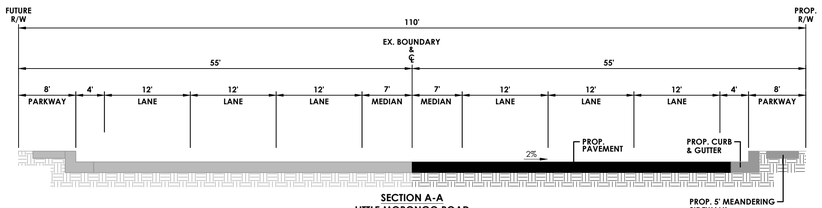
2. *This facility has been designed in accordance with Desert Hot Springs regulations governing the cultivation of medical marijuana (Municipal Code Chapter 5.50 and 17.180), current state laws codified in the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83),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

ABBREVIATIONS

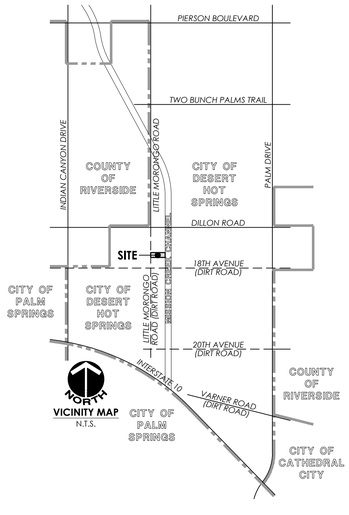
(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PED.	PEDESTRIAN
AC	ACREAGE	PG.	PAGE
APN	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R-L	LOW DENSITY (RESIDENTIAL)
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EX.	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON
GFA	GROUND FLOOR AREA	SF	SQUARE FEET
MAX.	MAXIMUM	STD.	STANDARD
M.B.	MAP BOOK	TYP.	TYPICAL
MIN.	MINIMUM	UG	UNDERGROUND

LEGEND

C	EXISTING CABLE
DRN	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
E	EXISTING ELECTRIC
G	EXISTING GAS
IRR	EXISTING IRRIGATION
	EXISTING LOT LINE
	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
	PROJECT BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED RIGHT OF WAY



SECTION A-A
LITTLE MORONGO ROAD
(Major Arterial)
N.T.S.



VICINITY MAP
N.T.S.

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