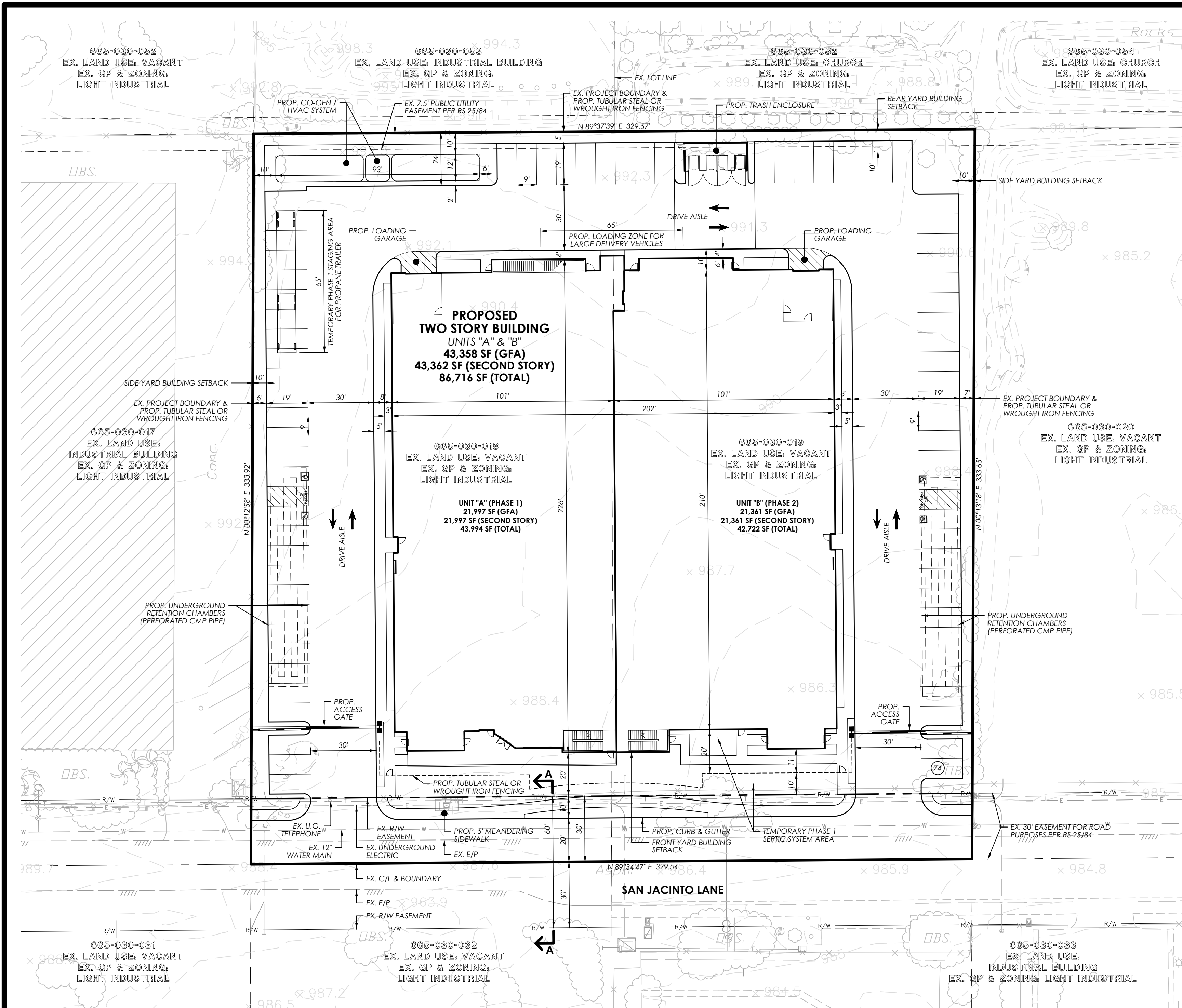




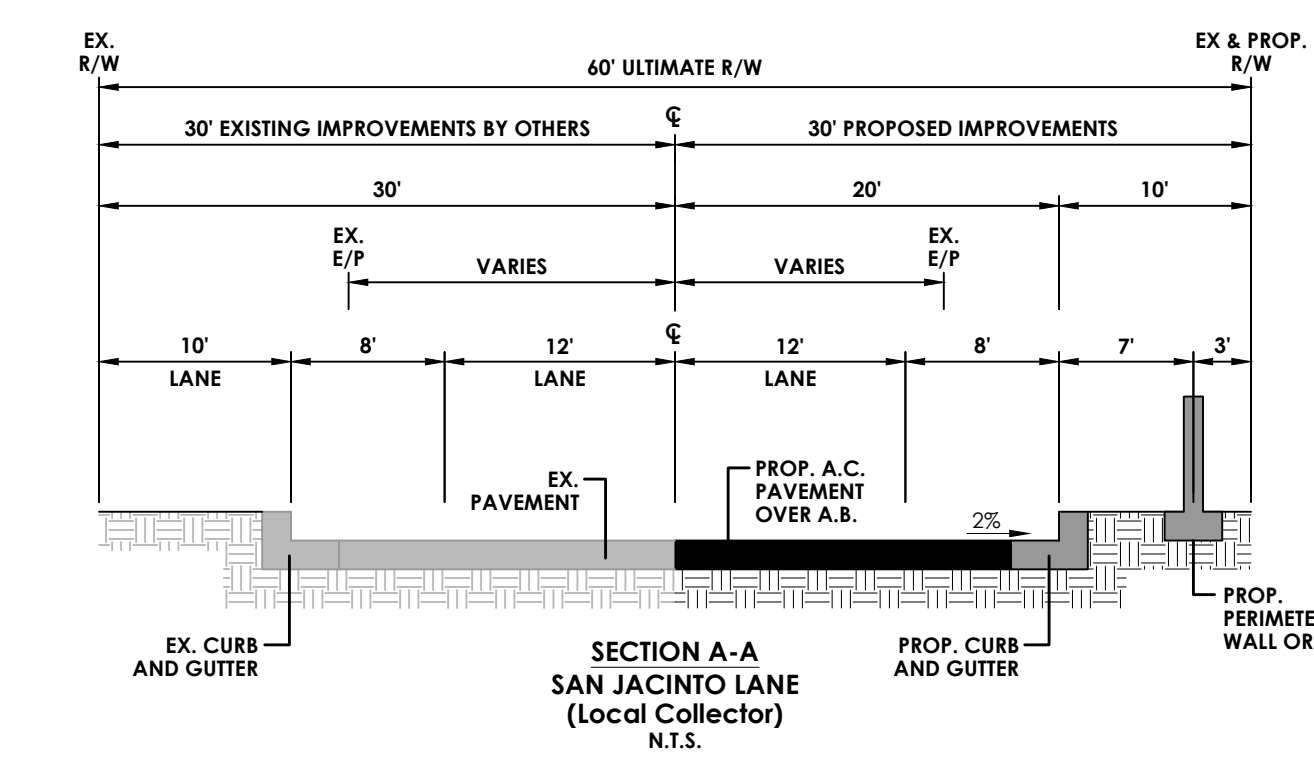
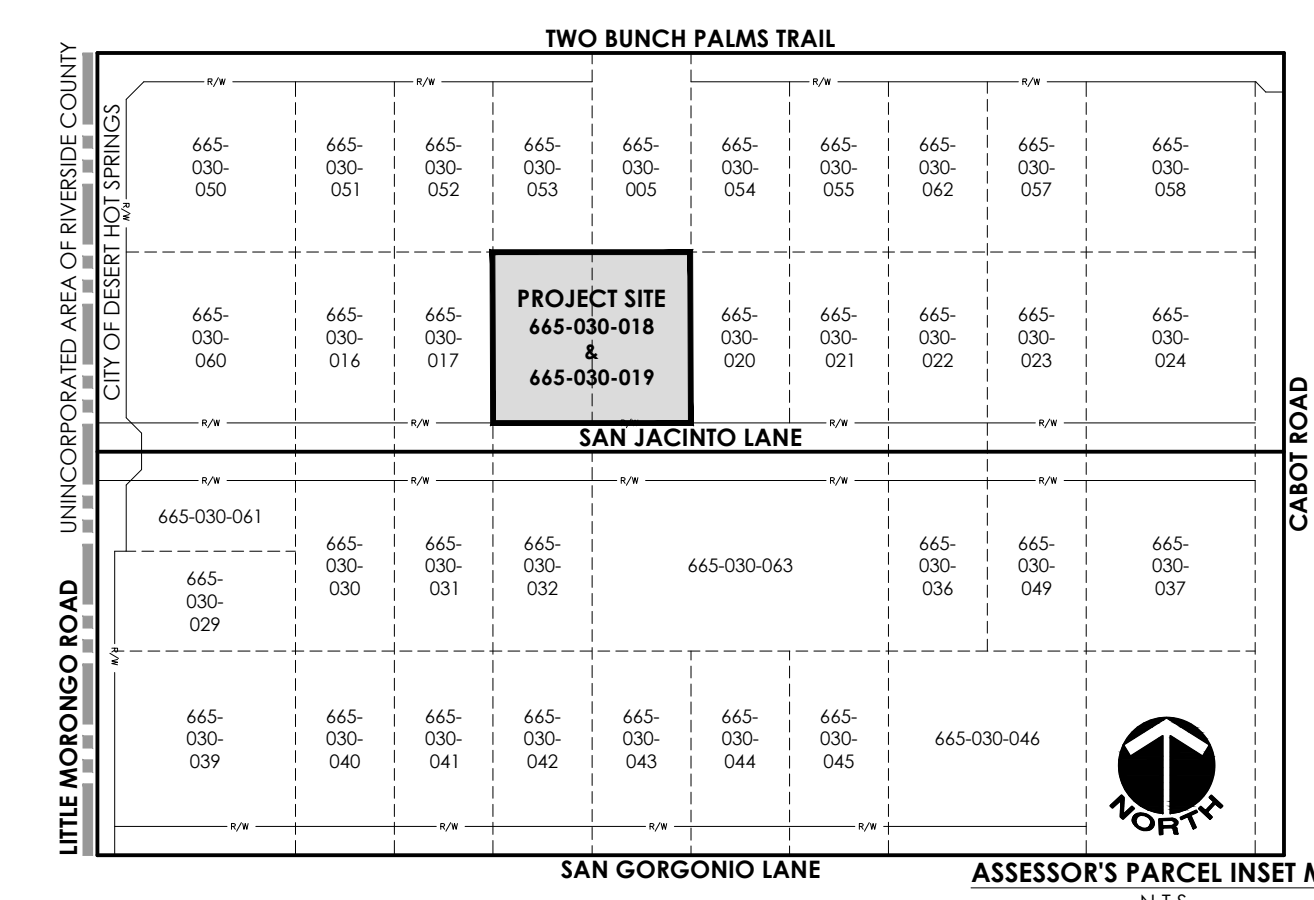
ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
GFA	GROUND FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO 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	
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	EXISTING CITY / COUNTY LIMITS
---	PROJECT BOUNDARY
---	PROPOSED PARCEL LINE
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED CURB
---	PROPOSED BUILDING ENVELOPE
---	PROPOSED PARKING SPACES

© Copyright 2017
MSA Consulting, Inc.
All Rights Reserved

SITE DATA TABLE			
LAND USE DATA:		SF	ACREAGE
EXISTING GROSS ACREAGE:		109,995 SF	2.53 AC.
SAN JACINTO LANE R/W EASEMENT DEDICATION:		9,886 SF	0.23 AC.
PROPOSED NET ACREAGE:		100,109 SF	2.30 AC.
SITE PLAN DATA:		SF	AREA PERCENTAGE
UNIT "A" (PHASE 1) BUILDING AREA	21,997 SF (GFA)	0.50 AC.	-
	21,997 SF (2ND STORY)	0.50 AC.	-
	43,994 SF (TOTAL)	1.00 AC.	-
UNIT "B" (PHASE 2) BUILDING AREA	21,361 SF (GFA)	0.49 AC.	-
	21,361 SF (2ND STORY)	0.49 AC.	-
	42,722 SF (TOTAL)	0.98 AC.	-
TOTAL BUILDING AREA (UNIT "A" - PHASE 1 / UNIT "B" - PHASE 2)	43,358 SF (GFA)	0.99 AC.	43%
	43,358 SF (2ND STORY)	0.99 AC.	-
	86,716 SF (TOTAL)	1.98 AC.	-
ACCESS ROADS, HARDSCAPE & PARKING	42,731 SF	0.98 AC.	43%
LANDSCAPE AREAS & RETENTION BASIN	14,020 SF	0.33 AC.	14%
TOTAL AREA	100,109 SF	2.30 AC.	100%
ONSITE PARKING DATA:		COUNT	
*TOTAL PARKING REQUIRED		74 STALLS	
TOTAL SURFACE PARKING PROVIDED		74 STALLS	
TOTAL GARAGE PARKING PROVIDED		4 STALLS	

* AS DETERMINED BY CITY STAFF



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

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: MARCH 9, 2017

DATA TABLE

APPLICANT:	CANDESCENT		
ADDRESS:	3905 STATE STREET - SUITE 7538 SANTA BARBARA, CALIFORNIA 93105		
CONTACT:	TOM DIGIOVANNI	TELEPHONE:	(805) 979-4804
LAND OWNER:	FIORE MANAGEMENT, LLC		
ADDRESS:	3905 STATE STREET - SUITE 7537 SANTA BARBARA, CALIFORNIA 93105		
CONTACT:	TOM DIGIOVANNI	TELEPHONE:	(805) 979-4804
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

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

ASSESSOR'S PARCEL NUMBER:	665-030-018 & -019		
LEGAL DESCRIPTION:	PARCELS 9 AND 10, AS SHOWN ON THE FILE IN BOOK 25, PAGE 84 OF RECORDS OR SURVEY, IN A PORTION OF THE NORTH WEST 1/4, SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.		

EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)		
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT		

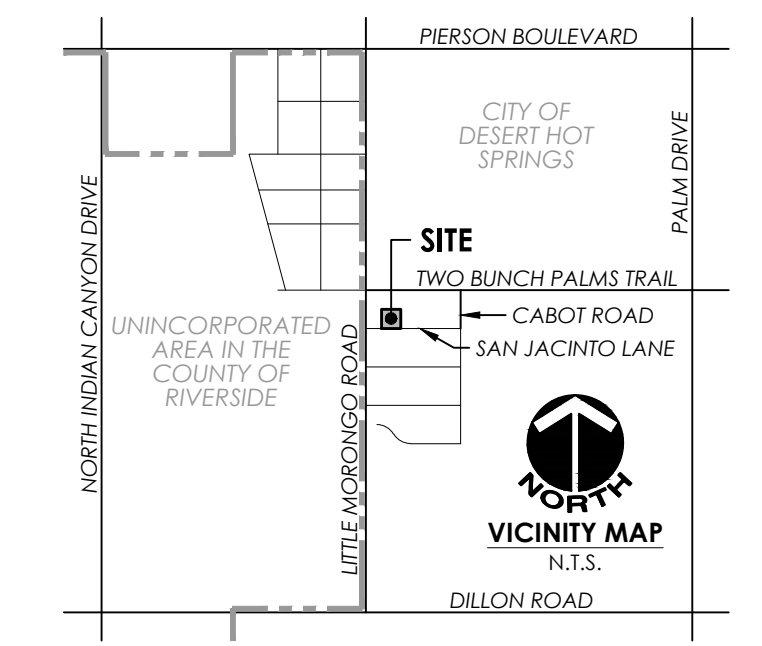
EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)		
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT		

SURROUNDING LAND USES:	
NORTH:	INDUSTRIAL BUILDING / CHURCH (ZONED: LIGHT INDUSTRIAL)
SOUTH:	INDUSTRIAL BUILDING / VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	VACANT LAND / INDUSTRIAL BUILDING (ZONED: LIGHT INDUSTRIAL)
WEST:	INDUSTRIAL BUILDING (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	

- 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 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.



CELEBRATING
FORTY YEARS

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893