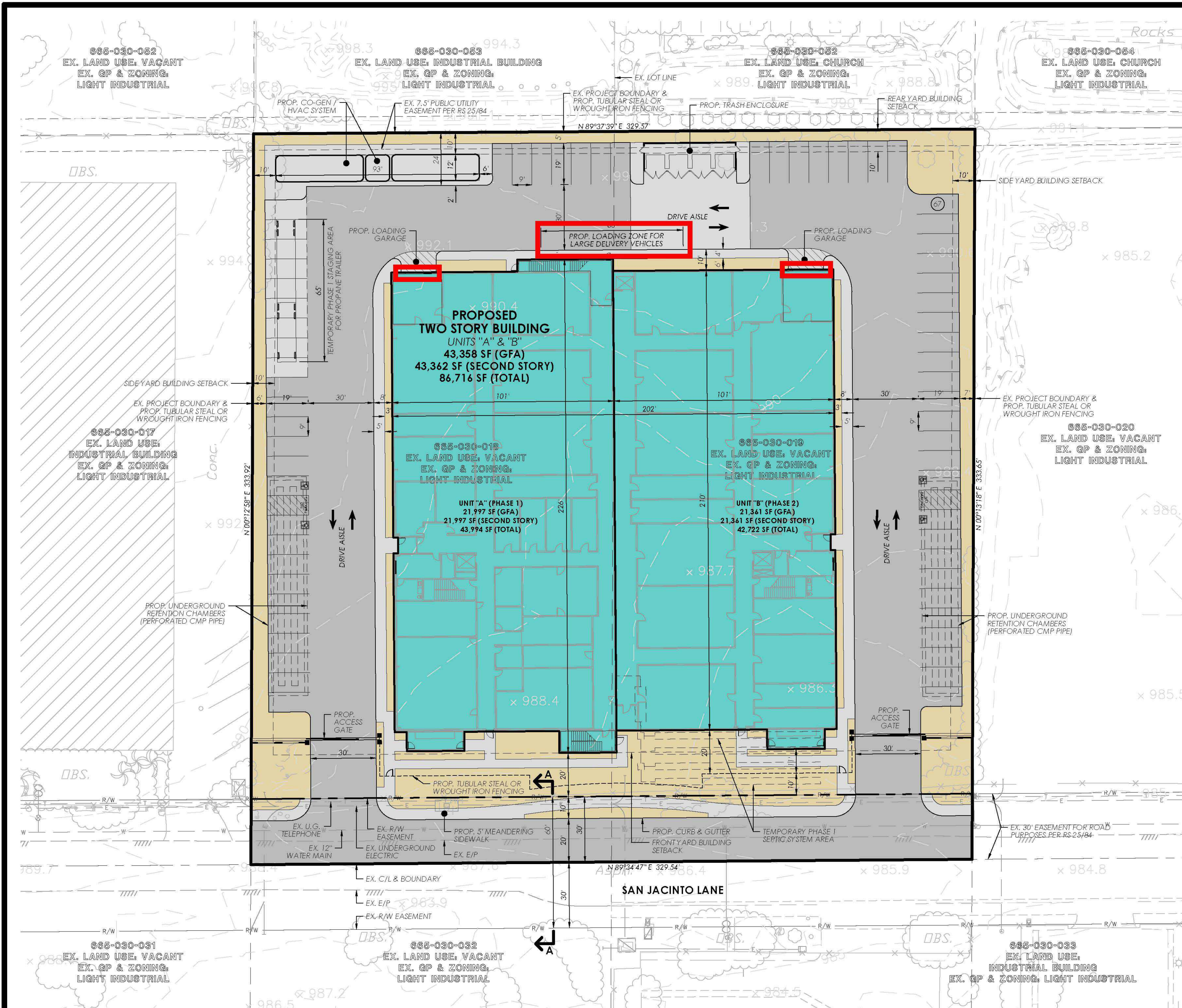


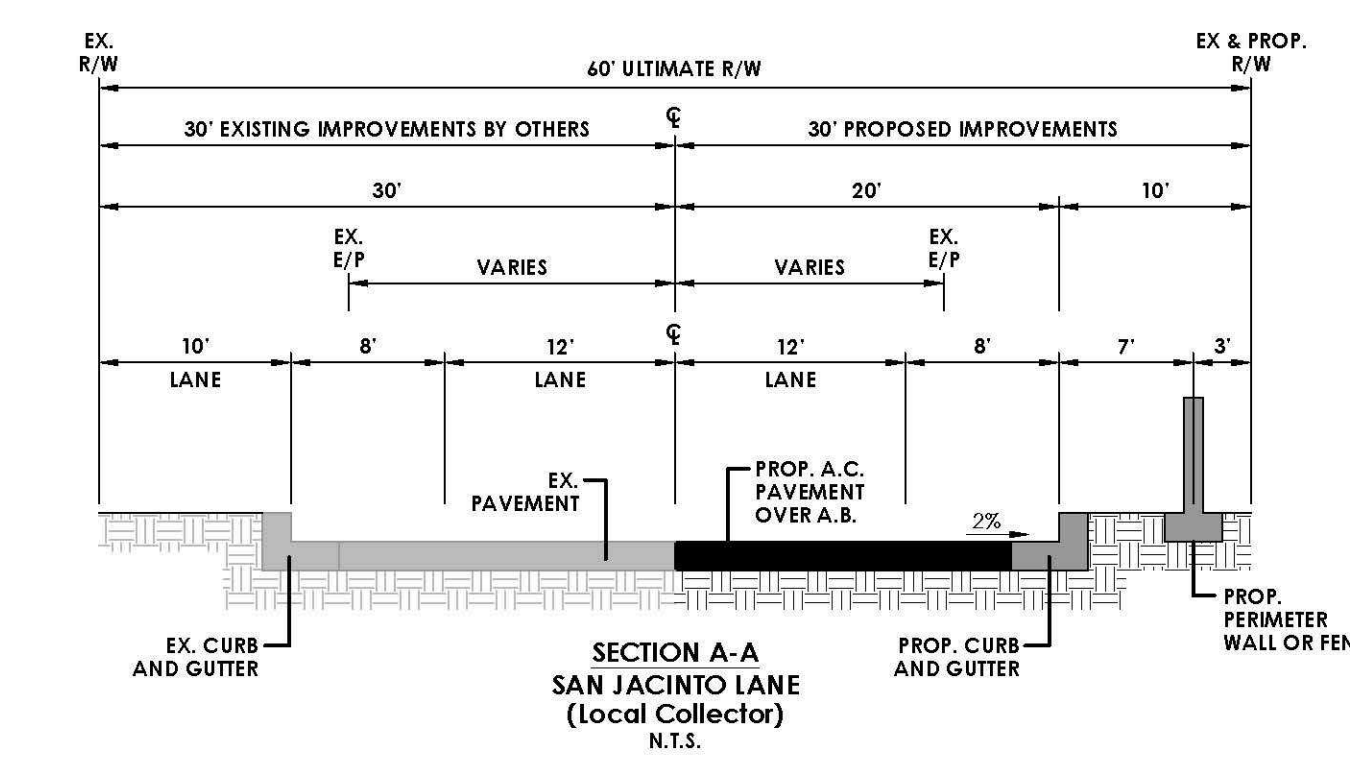
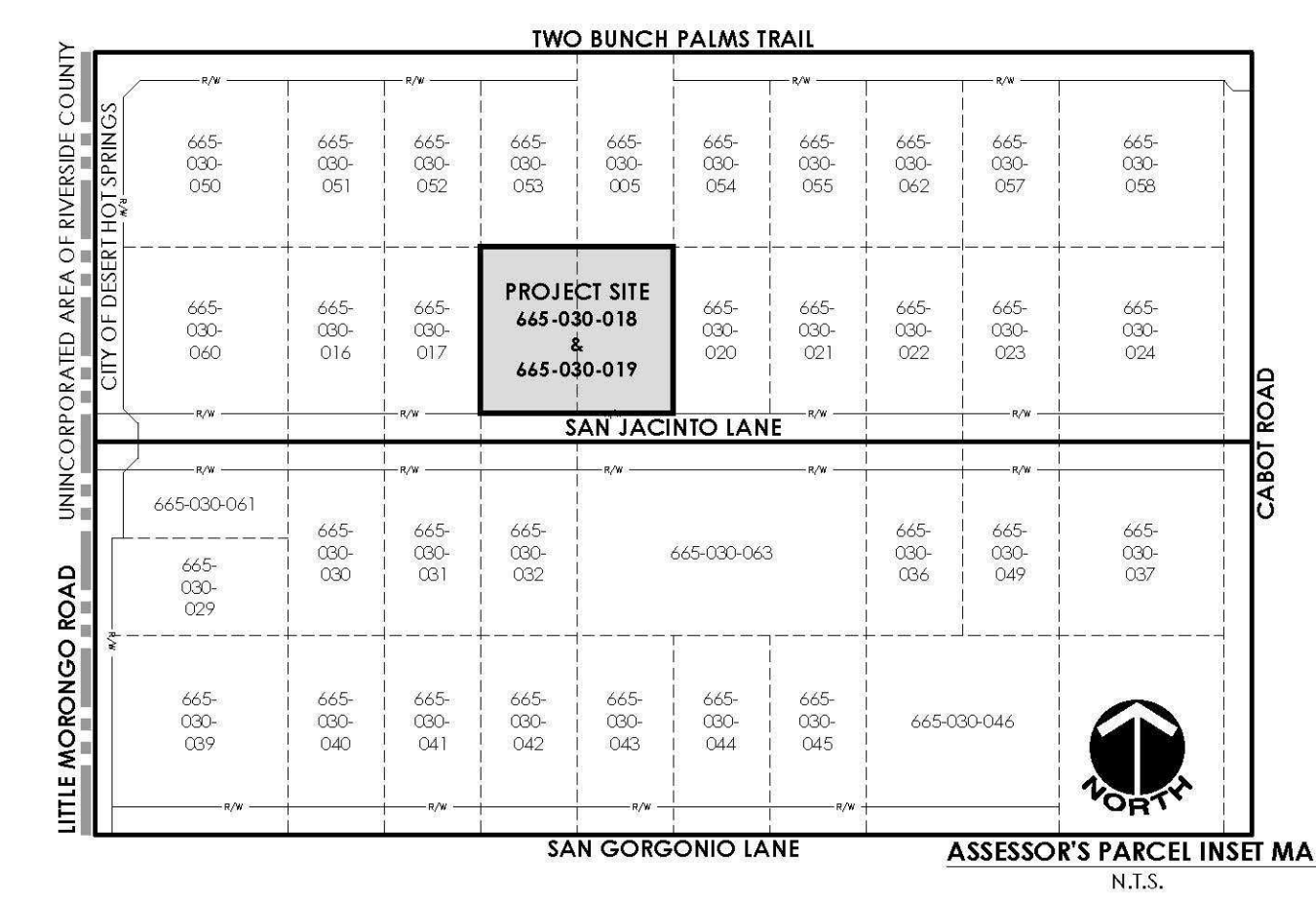


ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
GFA	GROSS FLOOR AREA
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OSPP	OPEN SPACE / PARKS
PED.	PEDESTRIAN
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/L	RIGHT OF WAY
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 LOTLINE
---	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

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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.
		43,358 SF (2ND STORY)	0.99 AC.
		86,716 SF (TOTAL)	1.98 AC.
ACCESS ROADS, HARDSCAPE & PARKING		42,731 SF	0.98 AC.
LANDSCAPE AREAS & RETENTION BASIN		14,020 SF	0.33 AC.
TOTAL AREA		100,109 SF	2.30 AC.
ONSITE PARKING DATA (PH. 1):			
OFFICE	3,520 SF	1 STALL PER 250 SF	15 STALLS
PROCESSING	7,478 SF	1 STALL PER 2,500 SF	3 STALLS
CULTIVATION	32,996 SF	1 STALL PER 2,500 SF	14 STALLS
TOTAL BUILDING AREA	43,994 SF	-	-
TOTAL PARKING REQUIRED	-	-	32 STALLS
ONSITE PARKING DATA (PH. 2):			
OFFICE	3,417 SF	1 STALL PER 250 SF	14 STALLS
PROCESSING	7,263 SF	1 STALL PER 2,500 SF	3 STALLS
CULTIVATION	32,042 SF	1 STALL PER 2,500 SF	13 STALLS
TOTAL BUILDING AREA	42,722 SF	-	-
TOTAL PARKING REQUIRED	-	-	30 STALLS
TOTAL PARKING REQUIRED (PHASES 1 & 2)		62 STALLS	-
TOTAL PARKING PROVIDED (PHASES 1 & 2)		67 STALLS	100%



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

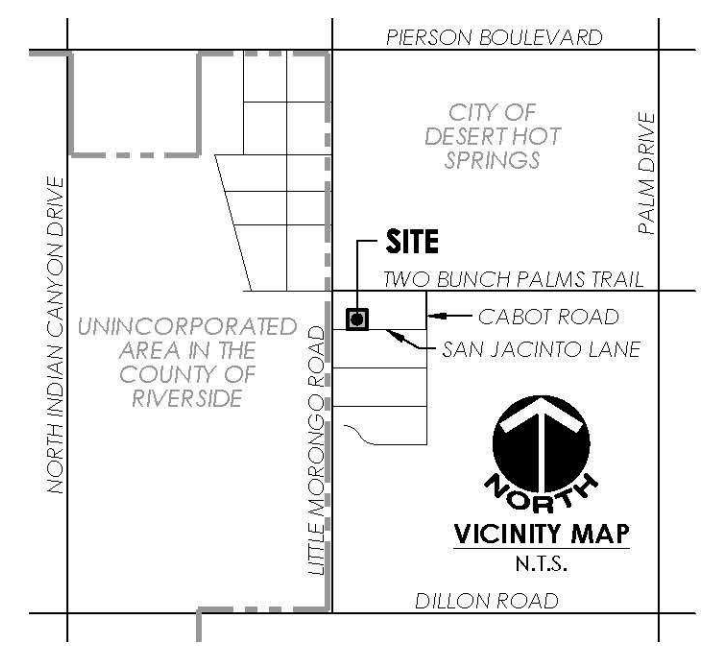
CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: FEBRUARY 9, 2017

DATA TABLE	
APPLICANT:	CANNDESCENT
ADDRESS:	3905 STATE STREET - SUITE 7538 SANTA BARBARA, CALIFORNIA 93105
CONTACT:	TOM DIGIOVANNI
TELEPHONE:	(805) 979-4804
LAND OWNER:	FORE 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: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008	

Conditional Use Permit Intent:

- Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.30 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 5.30 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 (AB266). 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.





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