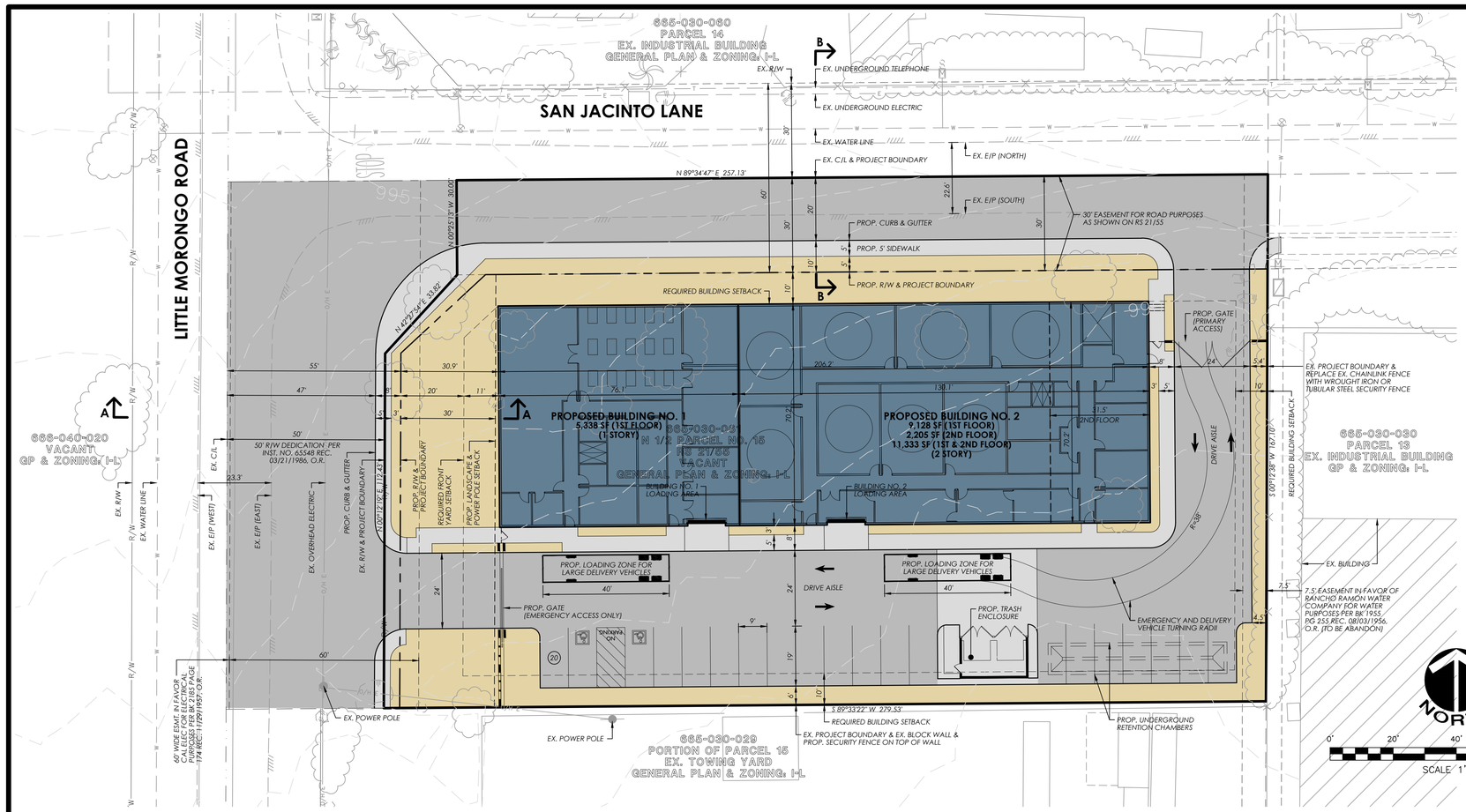
IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: NOVEMBER 7, 2017



DATA TABLE

APPLICANT:	SMOOTH EVERLASTING, INC.		
ADDRESS:	7034 CALCATERRA DRIVE SAN JOSE, CALIFORNIA 95120		
CONTACT:	KENNETH MOODY & VICKI JARVIS	TELEPHONE:	(310) 750-5860
LAND OWNER:	JARVIS VICKI S LIVING TRUST		
ADDRESS:	42215 WASHINGTON STREET - SUITE F-362 PALM DESERT, CALIFORNIA 92211		
CONTACT:	MSA CONSULTING INC.	TELEPHONE:	(760) 320-9811
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:	665-030-061		
LEGAL DESCRIPTION:	PORTION OF THE NORTH HALF OF PARCEL 15 R.S. 21/55 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		

LAND USE DATA:	SF	ACREAGE	%
EXISTING GROSS ACREAGE	45,763 SF	1.05 AC.	-
LITTLE MORONGO ROAD & SAN JACINTO LANE RIGHT OF WAY EASEMENT DEDICATION	8,443 SF	0.19 AC.	-
PROPOSED NET ACREAGE	37,320 SF	0.86 AC.	-

SITE PLAN DATA:	SF	ACREAGE	%
BUILDING NO. 1 (1ST FLOOR)	5,338 SF	-	-
BUILDING NO. 1 (2ND FLOOR)	2,205 SF	-	-
BUILDING NO. 2 (1ST FLOOR)	9,128 SF	-	-
BUILDING NO. 1 & 2 (1ST FLOOR TOTAL)	14,466 SF	0.33 AC.	39%
BUILDING NO. 1 & 2 (1ST & 2ND FLOOR TOTAL)	16,671 SF	-	-
ACCESS ROADS, HARDSCAPE & PARKING	14,643 SF	0.34 AC.	39%
LANDSCAPE AREAS & RETENTION BASIN	8,211 SF	0.19 AC.	22%
PROPOSED NET ACREAGE	37,320 SF	0.86 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	BUILDING %	PARKING RATIO	COUNT
OFFICE	2,526 SF	15%	1 STALL PER 250 SF	11 STALLS
PROCESSING	2,347 SF	14%	1 STALL PER 750 SF	4 STALLS
CULTIVATION	11,798 SF	71%	1 STALL PER 2,500 SF	5 STALLS
TOTAL BUILDING AREA	16,671 SF	100%	-	-
TOTAL PARKING REQUIRED	-	-	-	20 STALLS
TOTAL PARKING PROVIDED	-	-	-	20 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:	EXISTING INDUSTRIAL BUILDING (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	EXISTING INDUSTRIAL BUILDING (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:

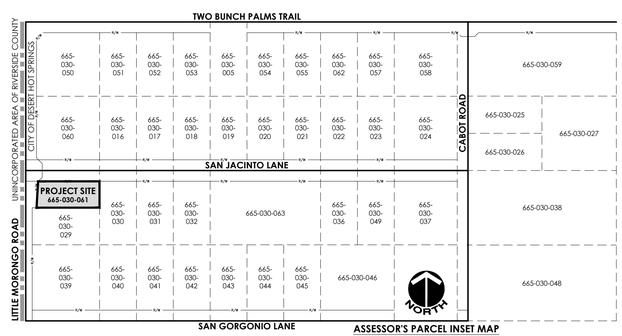
ZONE AO - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT
FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSORS PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUITER
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

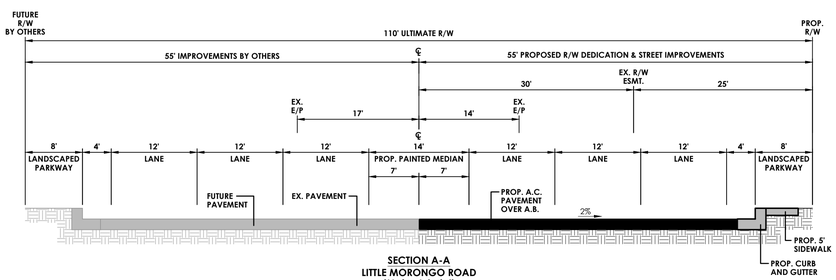
C	EXISTING CABLE
DRN	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
E	EXISTING ELECTRIC
G	EXISTING GAS
IRR	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
T	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FM	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
	PROJECT BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED RIGHT OF WAY
	PROPOSED CURB
	PROPOSED BUILDING ENVELOPE
(#)	PROPOSED PARKING SPACES



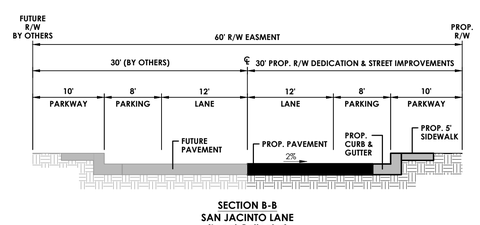
ASSESSOR'S PARCEL INSET MAP
N.T.S.

GENERAL NOTES:

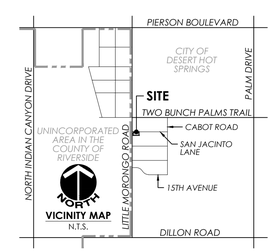
1. *Conditional Use Permit Intent: Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.50 and 17.180 including plant cloning, cultivation, trimming, drying, extraction, and processing of oils and butters, CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.*
2. *Conditional Use Permit Intent: 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 Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94). 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.*
3. *Site Improvements will be constructed at one time, but building construction may be phased in response to market demand.*



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



SECTION B-B
SAN JACINTO LANE
(Local Collector)
N.T.S.



VICINITY MAP
N.T.S.

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