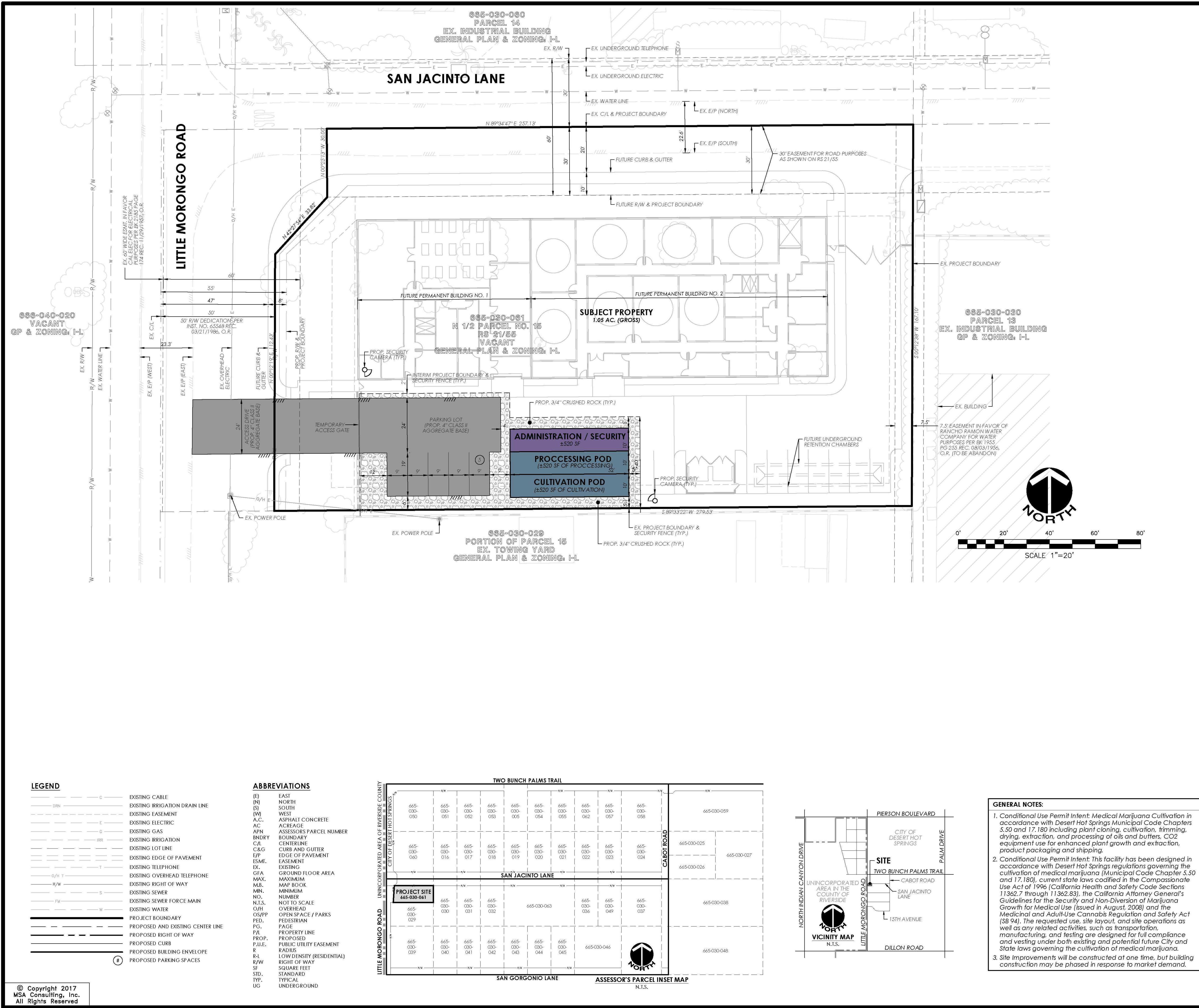




IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT
PROPOSED INTERIM SITE PLAN

EXHIBIT DATE: SEPTEMBER 29, 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:	4221 S 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		
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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.		
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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	%
ADMINISTRATION / SECURITY POD	520 SF	-	-
CULTIVATION / PROCESSING PODS	1,040 SF	-	-
TOTAL PODS AREA	1,560 SF	0.04 AC.	4%
VEHICLE / PEDESTRIAN ACCESS & PARKING	4,088 SF	0.09 AC.	11%
PROJECT AREA NOT WITHIN INTERIM SITE	31,672 SF	0.73 AC.	85%
PROPOSED NET ACREAGE	37,320 SF	0.86 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	BUILDING %	PARKING RATIO	COUNT
ADMINISTRATION / SECURITY	520 SF	33%	1 STALL PER 250 SF	3 STALLS
CULTIVATION / PROCESSING	1,040 SF	67%	1 STALL PER 2,500 SF / 1 STALL PER 750 SF	2 STALLS
TOTAL BUILDING AREA	1,560 SF	100%	-	-
TOTAL PARKING REQUIRED	-	-	-	5 STALLS
TOTAL PARKING PROVIDED	-	-	-	5 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: 06045C0885G; EFFECTIVE DATE: AUGUST 28, 2008

CELEBRATING 40 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