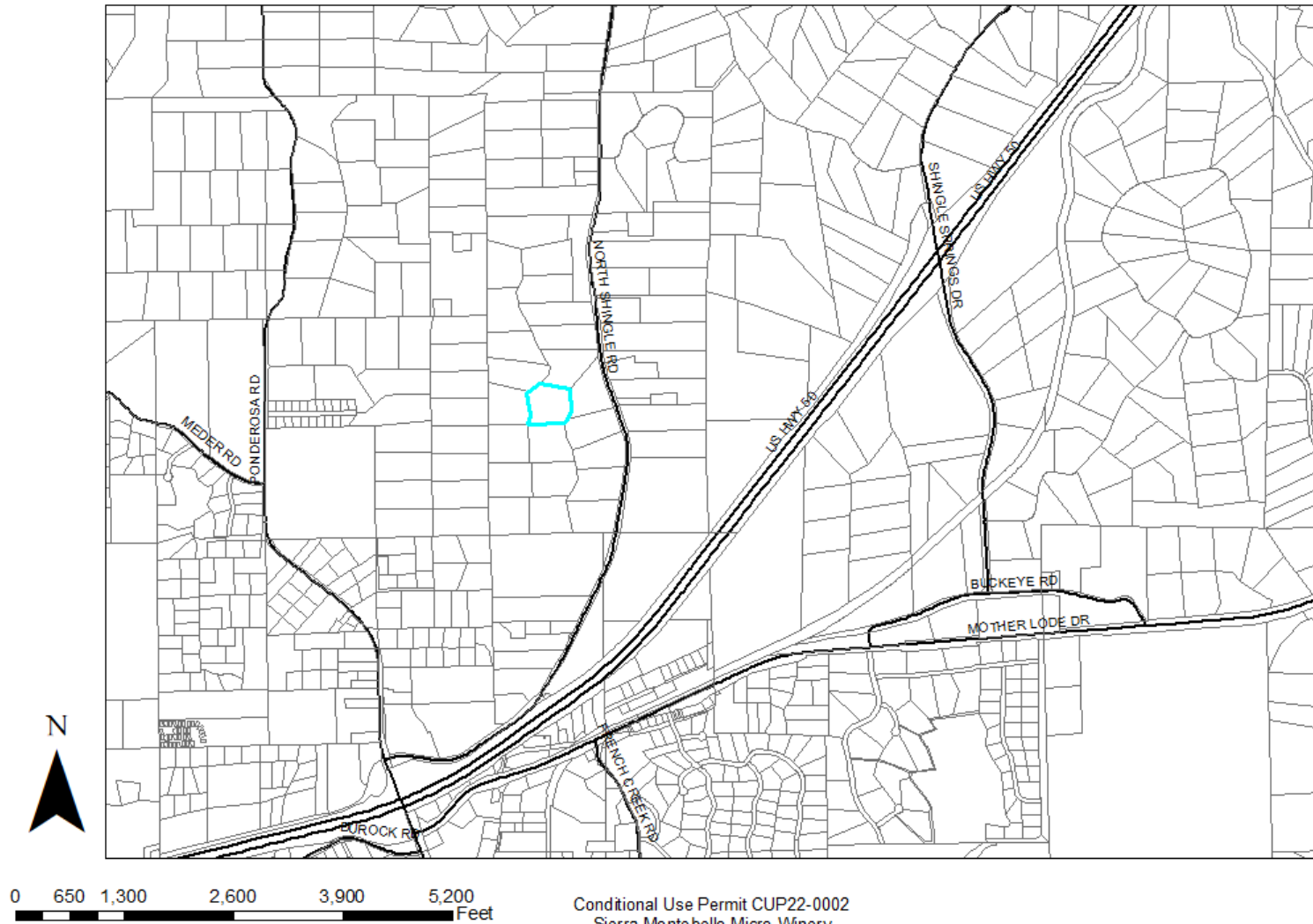


Exhibit A: Vicinity Map



Conditional Use Permit CUP22-0002
Sierra Monte bello Micro-Winery
APN: 070-090-031

Exhibit B: Assessor's Parcel Map



Conditional Use Permit CUP22-0002
 Sierra Montebello Micro-Winery
 APN: 070-090-031

Exhibit C: General Plan Land Use Map

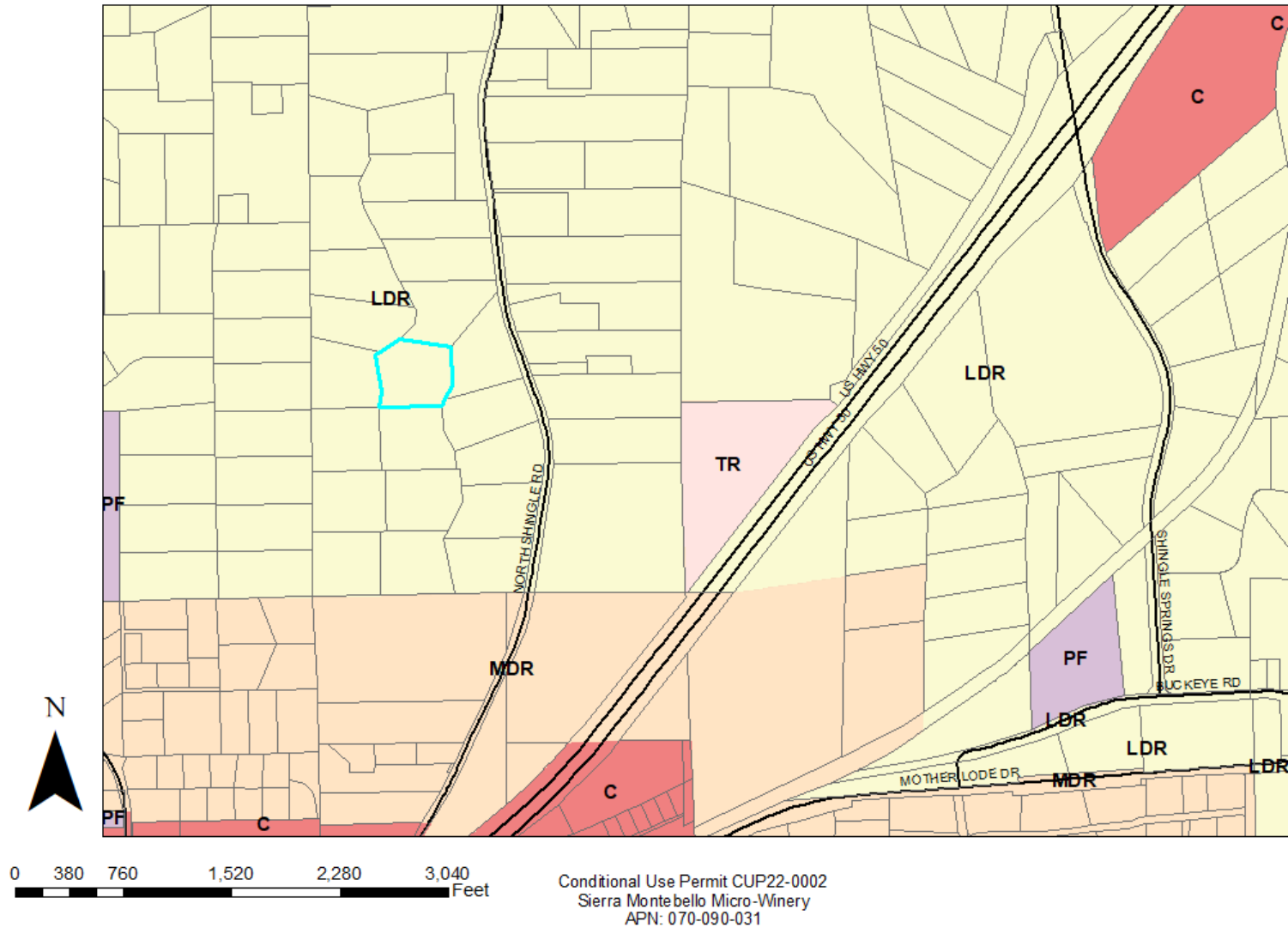
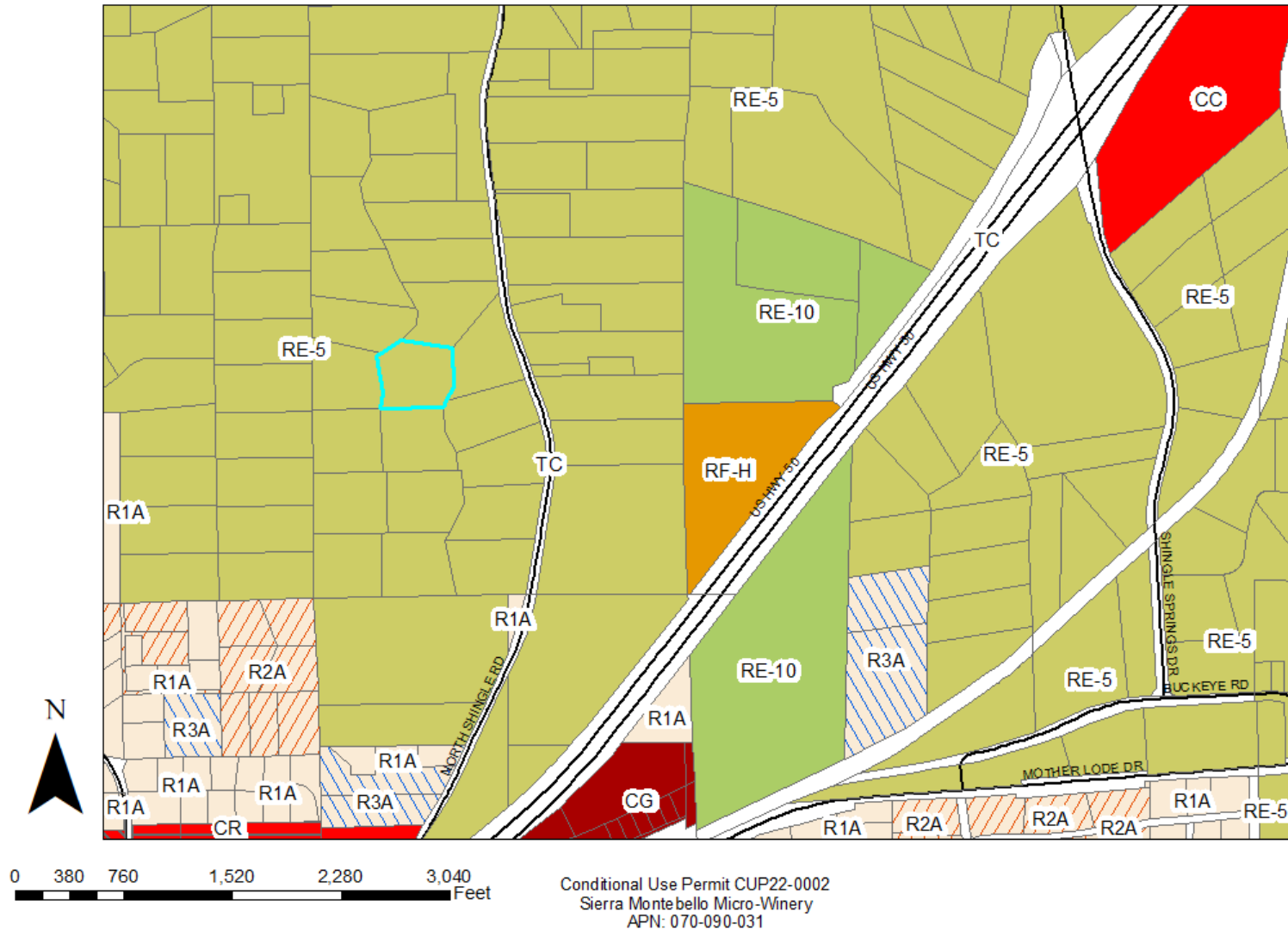


Exhibit D: Zoning Map



Falloon Residence

Les and Nicole Falloon
 3401 Eastview Drive
 Shingle Springs, CA 95682
 APN: 070-090-31-100
 (916) 826-3919

Building Code Analysis

Occupancy category: R-3
 Number of stories: 1
 Fire sprinklers: No
 Zoning: RE5
 APN: 070-090-31-100



SITE MAP

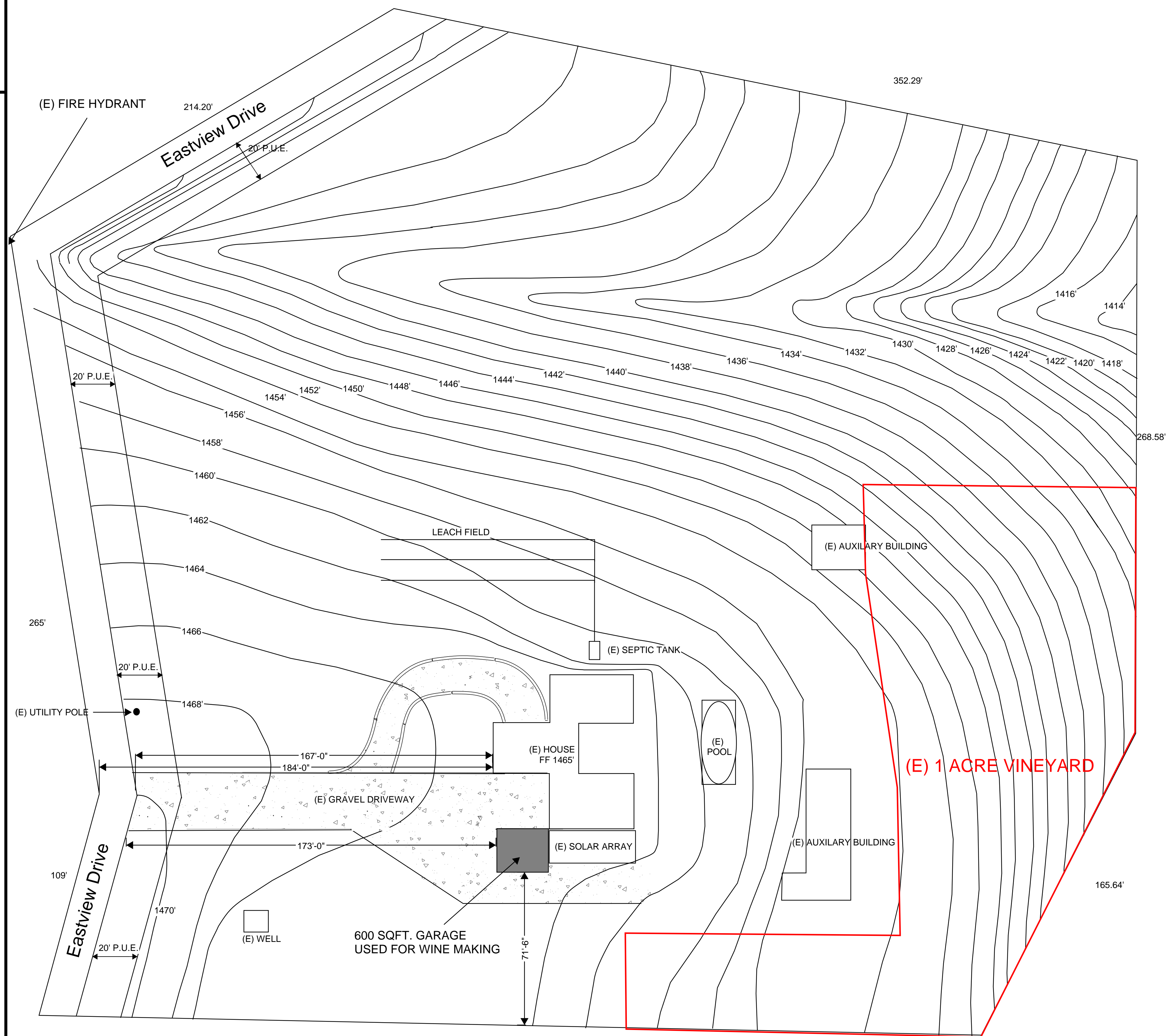
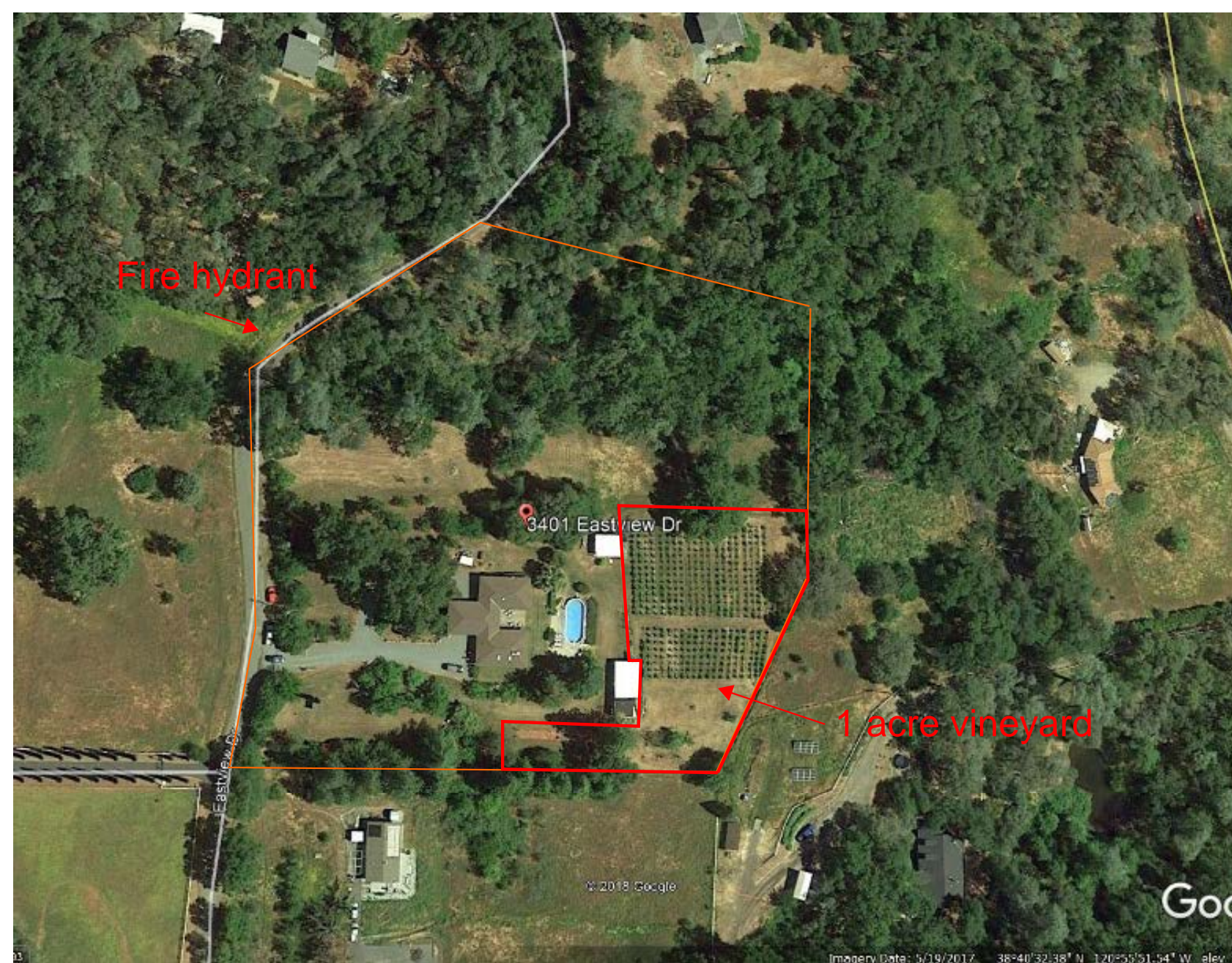
ABBREVIATIONS

TYP: TYPICAL
 (E) EXISTING
 MIN MINIMUM
 MAX MAXIMUM
 PUE PUBLIC UTILITY EASEMENT

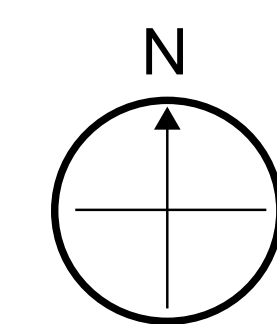
CODE INFORMATION

APPLICABLE CODES, LAWS AND REGULATIONS:

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC PART 6)

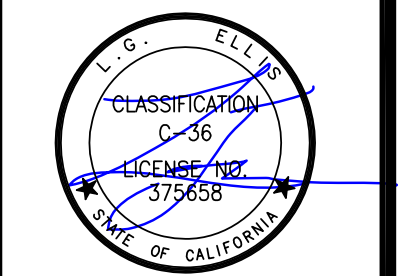


SITE PLAN
 SCALE: 1"=25'



PREPARED BY
L.G. ELLIS PLUMBING, INC.
 Lic. 375658
 8608-B Fruithridge Rd.
 Sacramento, CA 95826
 (916) 383-5422
 This drawing is based on current U.P.C. Codes

The design, drawings, calculations and specifications are prepared by L.G. Ellis Plumbing, Inc. for the project described herein and are not to be used for any other project without the written consent of L.G. Ellis Plumbing, Inc. The design, drawings, calculations and specifications are prepared in accordance with the provisions of Chapter 9 of Division 3 of the California Building Code, and the design, drawings, calculations and specifications are not to be used for any other project without the written consent of L.G. Ellis Plumbing, Inc. This drawing is based on current U.P.C. Codes.



Falloon residence
 3401 Eastview Drive
 Shingle Springs, CA
 APN Parcel ID(s): 070-090-31-100

TITLE SHEET/SITE PLAN

Sheet Title:
 REVISIONS

Date: 1/25/24

Scale: 1" = 25'

Sheet #: **A1**