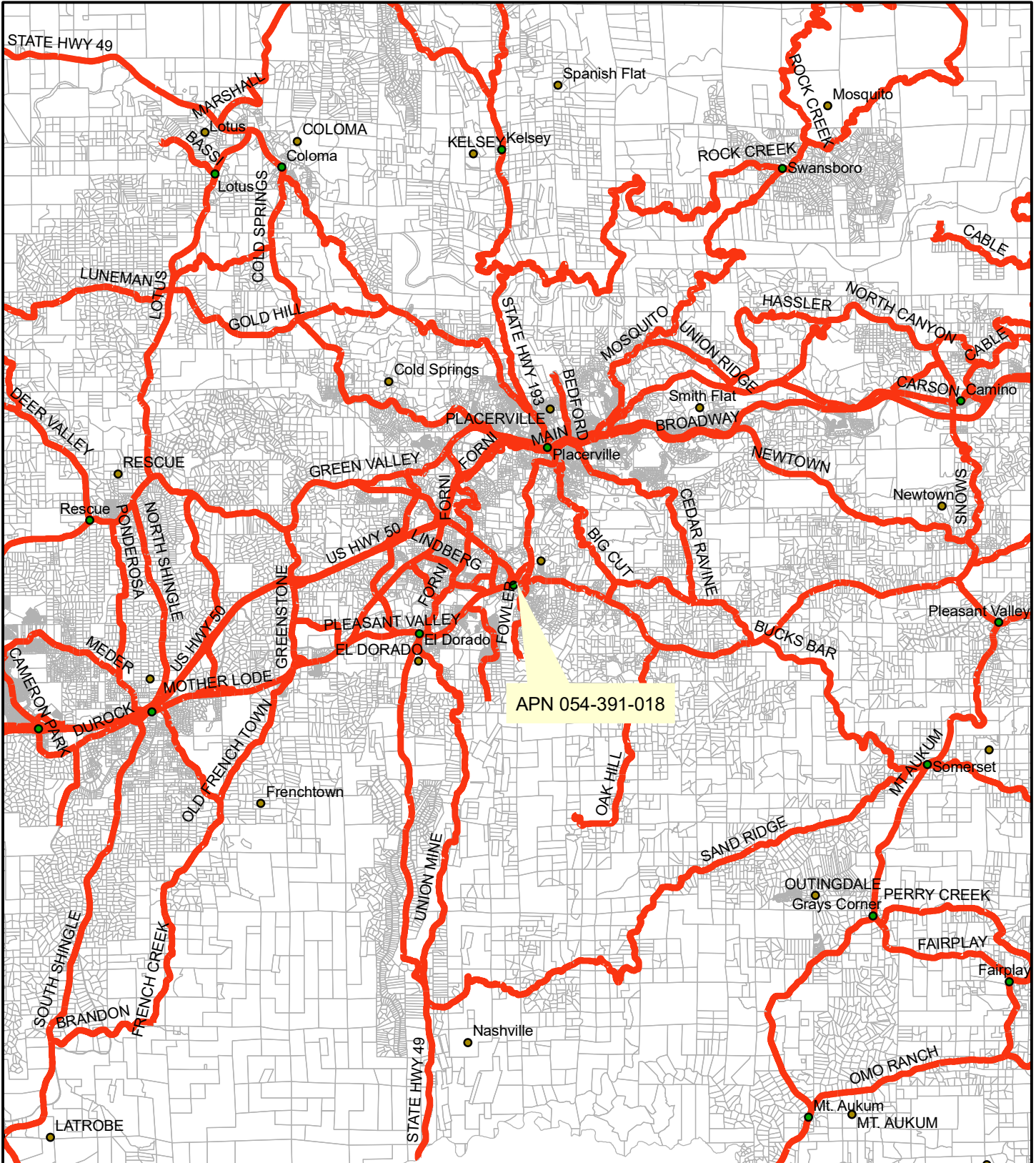


Exhibit A: Vicinity Map



- placenames
- PLACENAMES
- major_roads
- prclbase



CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.75 1.5 3 Miles
21-1902 D 1 of 15

Exhibit B: Location Map



- placenames
- PLACENAMES
- major_roads
- ▭ prclbase



CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles
21-1902 D 2 of 15

Exhibit C: Aerial Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- placenames
- gpsroads
- major_roads
- prclbase
- prclbase selection

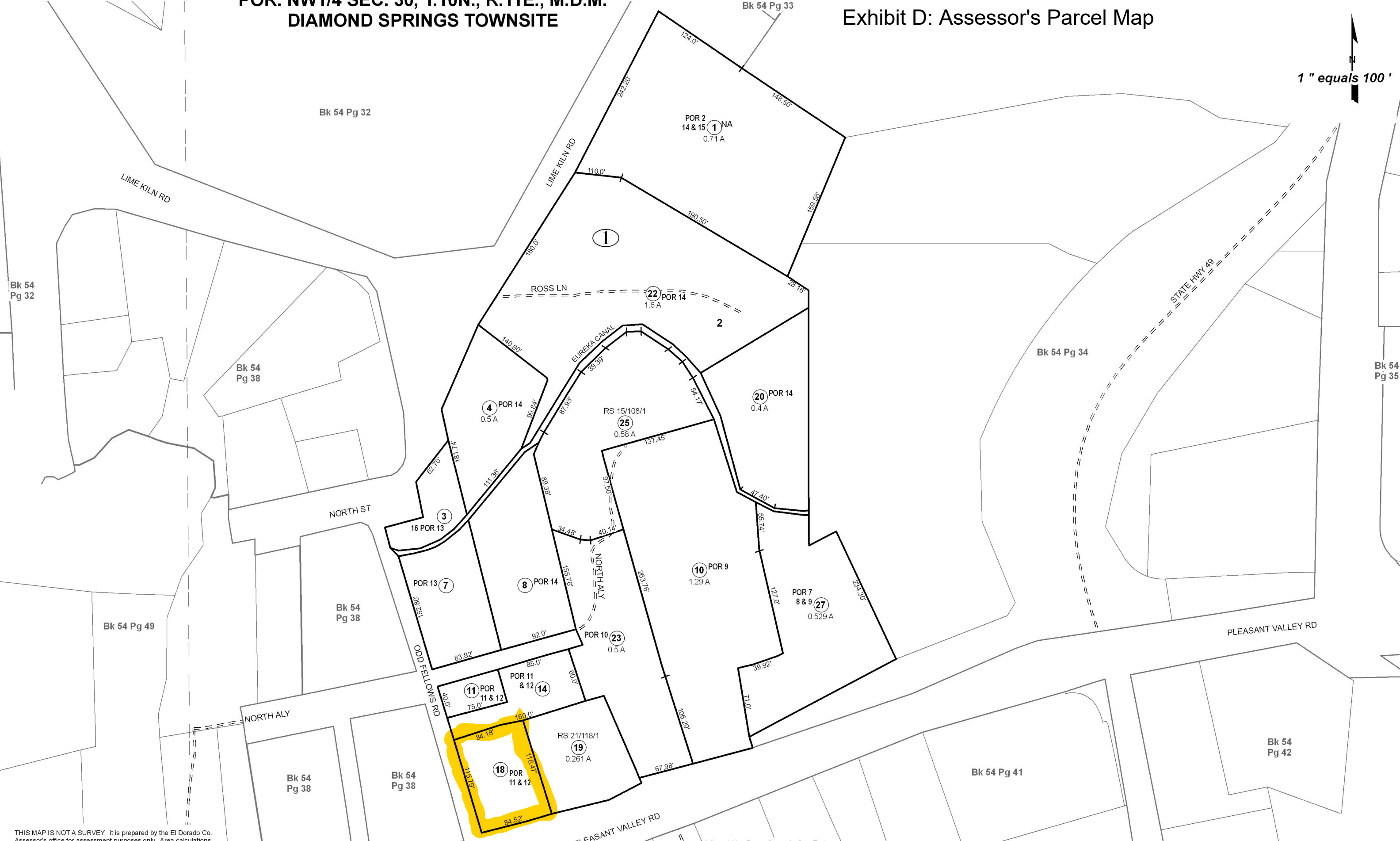
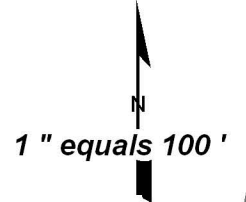


CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.0075 0.015 0.03 Miles
21-1902 D 3 of 15

POR. NW1/4 SEC. 30, T.10N., R.11E., M.D.M.
DIAMOND SPRINGS TOWNSITE

Exhibit D: Assessor's Parcel Map



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Aug. 30, 2007

Exhibit E: USGS Topography



Copyright © 2013 National Geographic Society, i-cubed

- placenames
- gpsroads
- major_roads
- prclbase
- prclbase selection

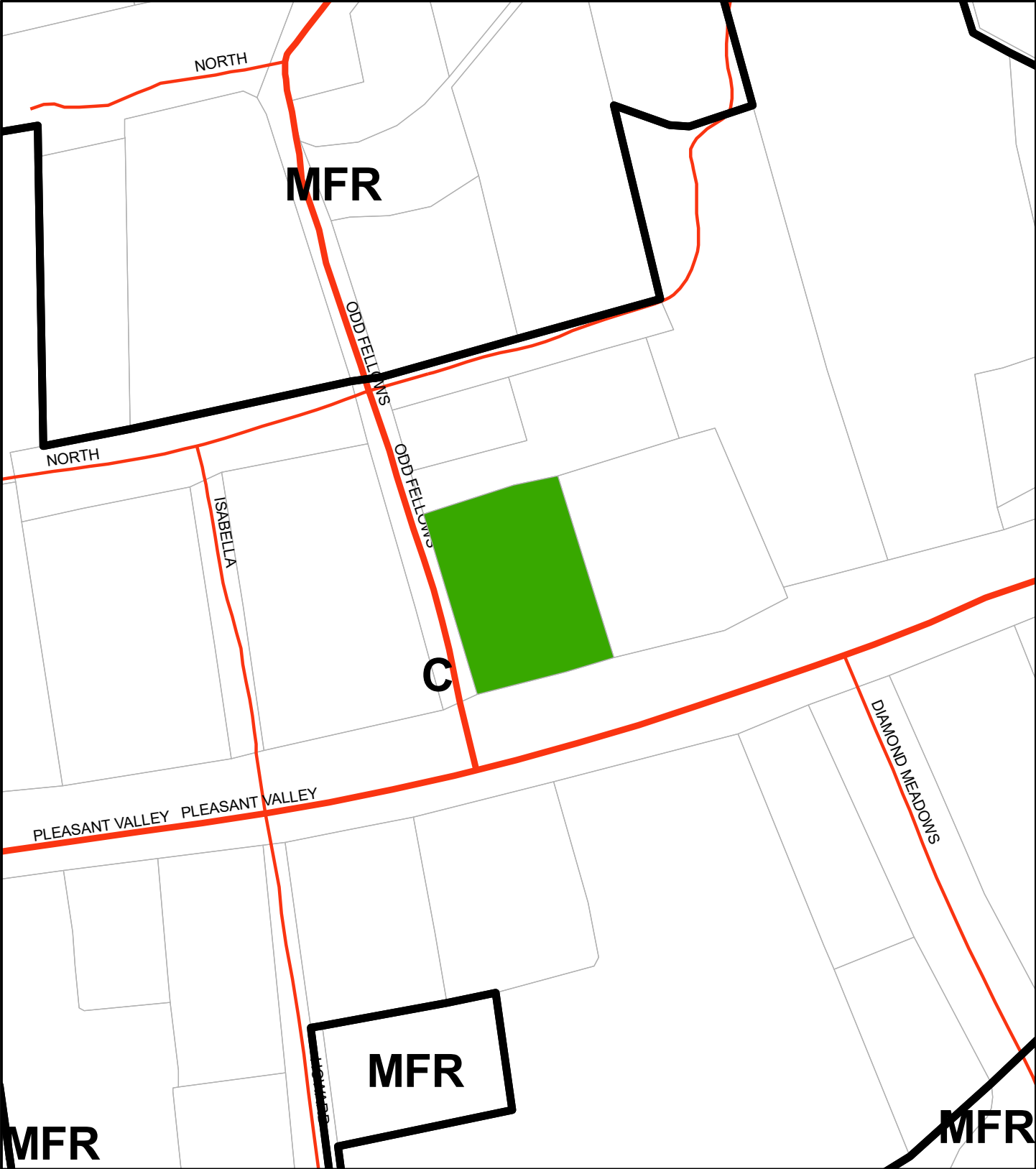


CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.025 0.05 0.1 Miles

21-1902 D 5 of 15

Exhibit F: General Plan Land Use Designation Map



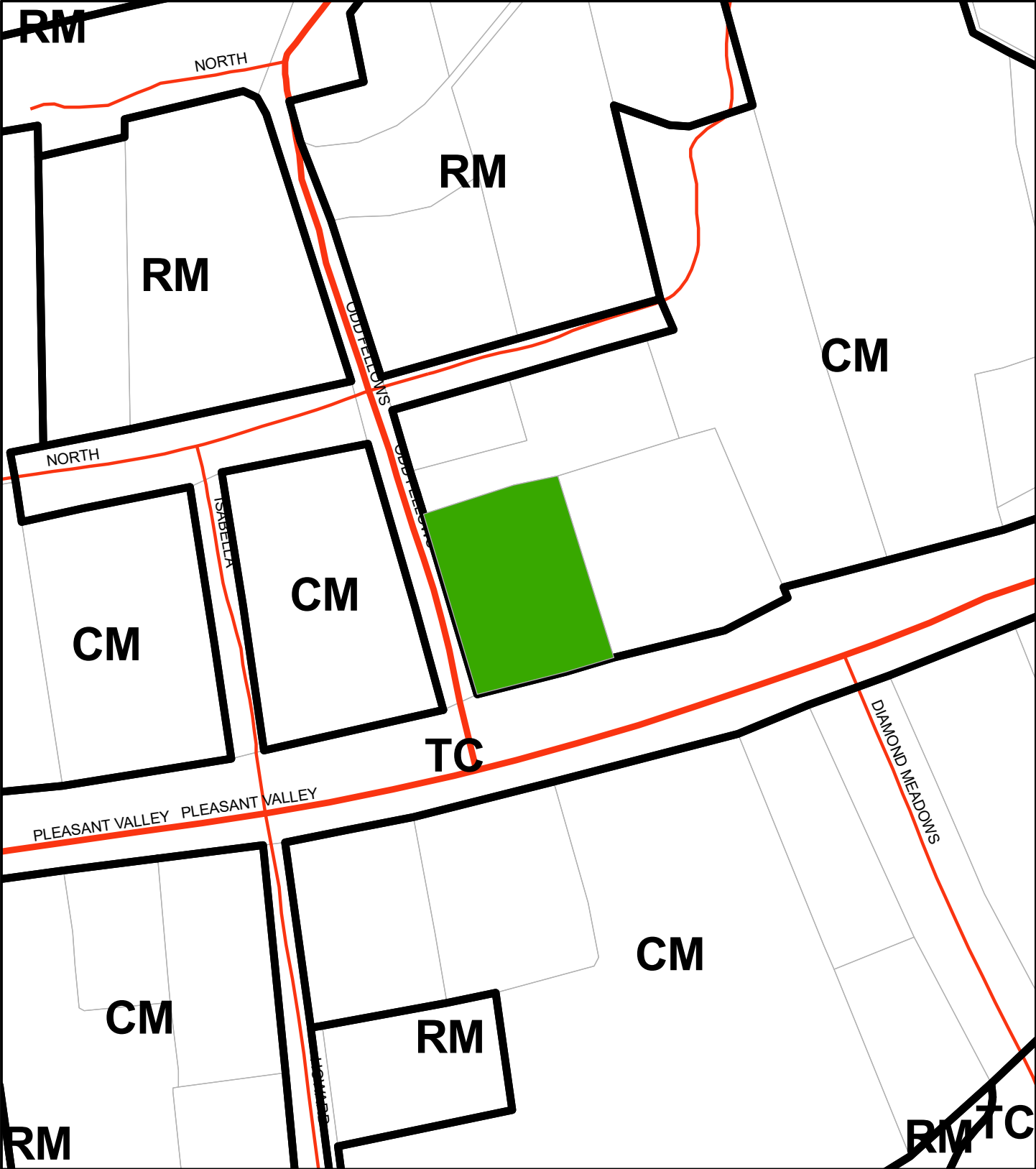
- placenames
- ludesign
- gpsroads
- major_roads
- prclbase
- prclbase selection



CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.005 0.01 0.02 Miles

Exhibit G: Zoning Designation Map



- placenames
- zonedes
- gpsroads
- major_roads
- prclbase



CCUP19-0002
Pure Life
Prepared By Aaron Mount

0 0.005 0.01 0.02 Miles

21-1902 D 7 of 15

CCUP19-0002/Pure Life
Exhibit H: Site Plan/Floor Plans

KSP99 LLC / PURE LIFE

CONDITIONAL/MINOR
USE PERMIT

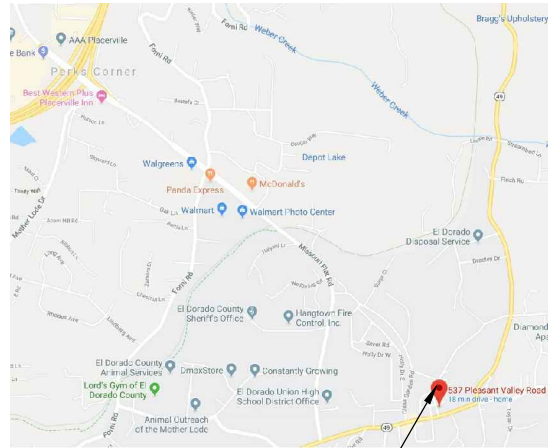
OWNER

KELLY & SUMMER CHIUSANO
537 PLEASANT VALLEY RD
DIAMOND SPRINGS, CA 95619

PROJECT SCOPE

CONDITIONAL MINOR USE PERMIT

VICINITY MAP



LOCATION OF PROPERTY  
NORTH

INDEX TO DRAWINGS

- CS COVER SHEET
- A0.1 SITE PLAN
- A0.2 AERIAL SITE PLAN
- A1.0 FLOOR PLANS 535
- A2.0 FLOOR PLANS 537

PROJECT DATA

APN:	054-391-018-000
PROPERTY TYPE:	OFFICES
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V B
LOT SIZE:	0.22 ACRES
BUILDING(s) SF:	3,020 SF
SPRINKLERS:	YES
YEAR BUILT:	2009
BUILDING HEIGHT:	1- STORY

DATE: 2019.11.05

SHEET:

CONDITIONAL/MINOR USE PERMIT

SCALE: PER SHEET

CS

KSP99 LLC / PURE LIFE
537 PLEASANT VALLEY RD
DIAMOND SPRINGS, CA 95619
APN# 054-391-018-100

KUOP
DESIGNS
davidk@kuopdesigns.com

DRAWN BY: DAVID

PAGE TITLE:

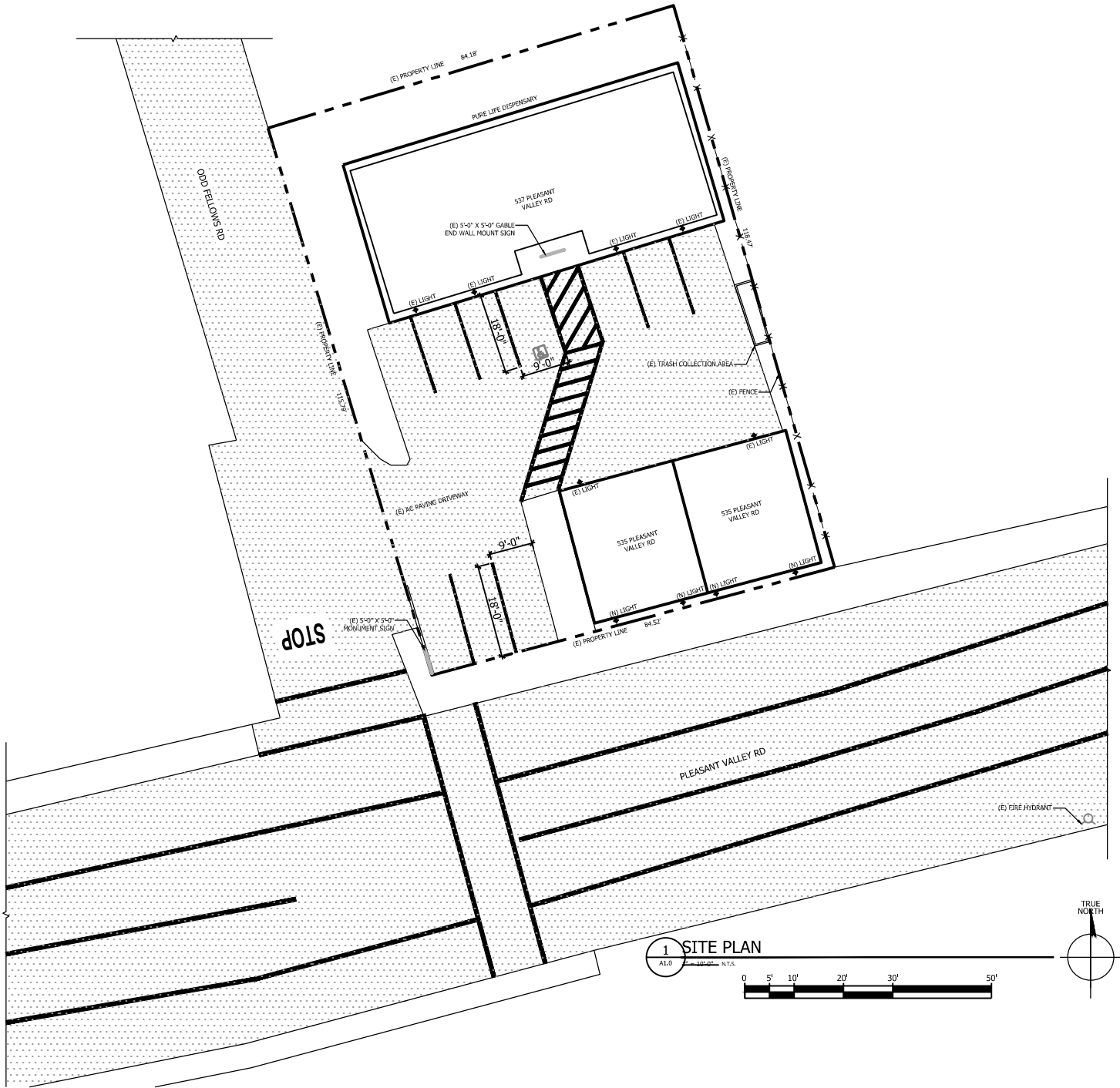
COVER SHEET

PLAN NO.: 1933A

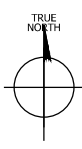
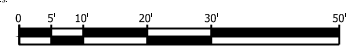
408-357-0818
21-1902 D 8 of 15
326 VILLAGE LN, SUITE C
LOS GATOS, CA 95030

CCUP19-0002/Pure Life

Exhibit H: Site Plan/Floor Plans



1 SITE PLAN



DATE: 2019.11.05	SHEET: A0.1	CONDITIONAL/MINOR USE PERMIT	KUOP DESIGNS davidk@kuopdesigns.com 408.357.0818 21-1902 D 9 of 15 326 VILLAGE LN, SUITE C LOS GATOS, CA 95030
SCALE: PER SHEET		KSP99 LLC / PURE LIFE	
DRAWN BY: DAVID	PAGE TITLE: SITE PLAN	537 PLEASANT VALLEY RD	
PLAN NO.: 1933A		DIAMOND SPRINGS, CA 95619 APN# 054-391-018-100	

CCUP19-0002/Pure Life
 Exhibit H: Site Plan/Floor Plans



DATE:
2019.11.05

SCALE:
PER SHEET

DRAWN BY:
DAVID

PLAN NO.:
1933A

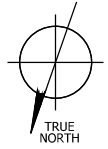
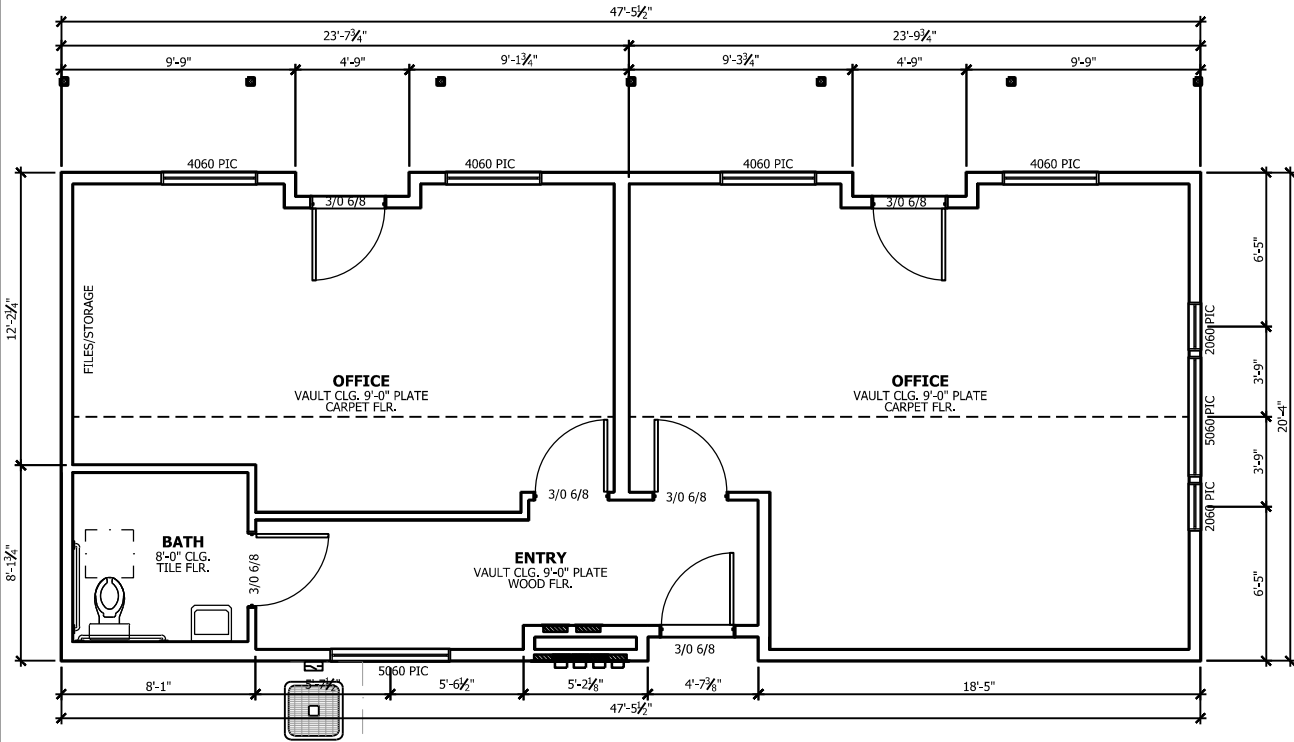
SHEET:
A0.2
PAGE TITLE:
AERIAL SITE PLAN

CONDITIONAL/MINOR USE PERMIT
 KSP99 LLC / PURE LIFE
 537 PLEASANT VALLEY RD
 DIAMOND SPRINGS, CA 95619
 APN# 054-391-018-100

KUOP
DESIGNS
 davidk@kuopdesigns.com
 408.357.0818
 21-1902 D 10 of 15
 326 VILLAGE LN, SUITE C
 LOS GATOS, CA 95030

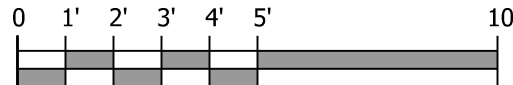
CCUP19-0002/Pure Life

Exhibit H: Site Plan/Floor Plans



FLOOR PLAN EXISTING 535 PLEASANT VALLEY RD

1/4" = 1'-0" N.T.S



LEGEND
 PIC - PICTURE WINDOW
 (E) WALL

DATE:	2019.11.05
SCALE:	PER SHEET
DRAWN BY:	DAVID
PLAN NO.:	1933A

SHEET:	A1.0
PAGE TITLE:	FLOOR PLAN 535

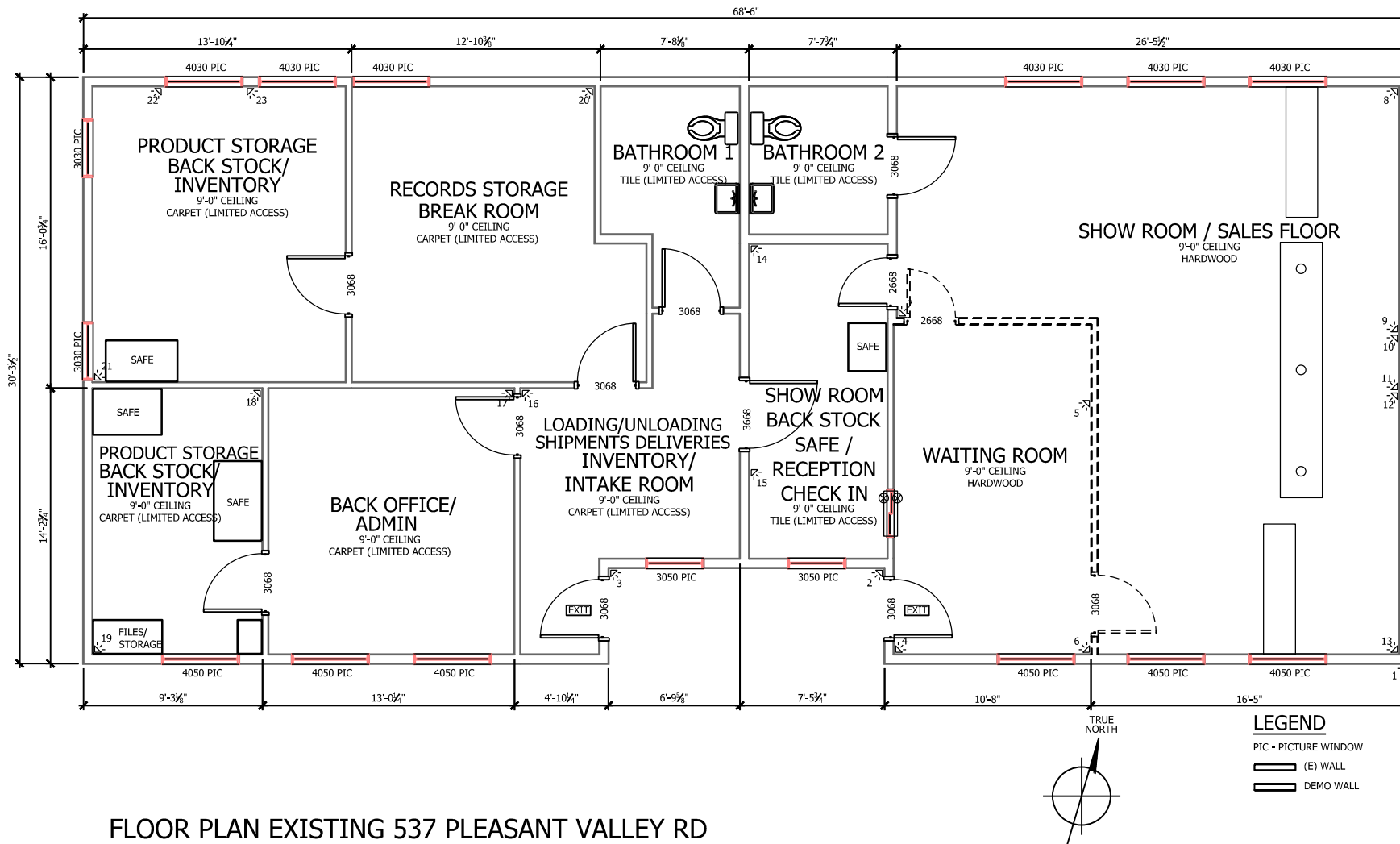
CONDITIONAL/MINOR USE PERMIT
 KSP99 LLC / PURE LIFE
 537 PLEASANT VALLEY RD
 DIAMOND SPRINGS, CA 95619
 APN# 054-391-018-100

KUOP
DESIGNS
 davidk@kuopdesigns.com

408.357.0818
 21-1902 D 1 of 15
 326 VILLAGE LN, SUITE C
 LOS GATOS, CA 95030

CCUP19-0002/Pure Life

Exhibit H: Site Plan/Floor Plans



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DESIGNS
 davidk@kuopdesigns.com
 408.357.0818
 326 VILLAGE LN, SUITE C
 LOS GATOS, CA 95030

CONDITIONAL/MINOR USE PERMIT
 KSP99 LLC / PURE LIFE
 537 PLEASANT VALLEY RD
 DIAMOND SPRINGS, CA 95619
 APN# 054-391-018-100

SHEET: **A2.0**
 PAGE TITLE: **FLOOR PLAN 537**

DATE: 2019.11.05
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 1933A



JOHN D'AGOSTINI
SHERIFF - CORONER - PUBLIC ADMINISTRATOR
COUNTY OF EL DORADO
STATE OF CALIFORNIA

2021 SEP 22 PM 1:26
RECEIVED
PLANNING DEPARTMENT

September 16th, 2021

Aaron Mount
EDC Planning and Building Dept.
2850 Fairlane Court, Building C
Placerville, CA 95667

The El Dorado Sheriff's Office has completed the interim background review for **KSP99 LLC, Pure Life** for a Commercial Cannabis Use Permit. The Sheriff's Office has determined the applicant(s) meets the minimum requirements for this portion of the application process (**Pending our ability to conduct Live Scans to confirm the applicant(s) criminal history**). The El Dorado County Sheriff's Office currently recommends the El Dorado County Planning and Building Department to continue with **Pure Life's** commercial cannabis permit application.

The following persons have met the minimum criteria for the position as set forth in **County Code Section 130.41.100 (15)(G), 130.41.100(4)(G) and Section 26057 of the California Business and Professions Code.**

Kelly Chiusano – Owner
Summer Bradley – Owner

If you have any questions, please contact the El Dorado County Sheriff's Office Cannabis unit at 530-642-4723.

Sincerely,

JOHN D'AGOSTINI
Sheriff-Coroner
Public Administrator

By: 

Captain Tasha Thompson
El Dorado County Sheriff's Office Commercial Cannabis Background Unit
530-642-4723

Headquarters • 200 Industrial Drive • Placerville, CA 95667 • 530-621-5655 • Fax 530-626-8163
Jail Division • 300 Forni Road • Placerville, CA 95667 • 530-621-6000 • Fax 530-626-9472
Tahoe Patrol • 1360 Johnson Blvd., Suite 100 • South Lake Tahoe, CA 96150 • 530-573-3000 • Fax 530-544-6809
Tahoe Jail • 1051 Al Tahoe Blvd. • South Lake Tahoe, CA 96150 • 530-573-3031 • Fax 530-541-6721

"Serving El Dorado County Since 1850"



531 Pleasant Valley Rd

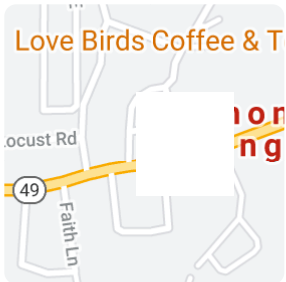


Image capture: Mar 2019 © 2021 Google

Diamond Springs, California

Google

Street View - Mar 2019



CCUP19-0002/Pure Life Exhibit J: Building Exterior/Street View

CCUP19-0002/Pure Life

Exhibit K: Security Plan

130.41.100.4.F.13 The security plan for the operation that includes adequate lighting, security video cameras with a minimum camera resolution of 1080 pixels and 360 degree coverage, alarm systems, and secure area for cannabis storage. The security plan shall include a requirement that there be at least 90 calendar days of surveillance video (that captures both inside and outside images) stored on an ongoing basis and made available to the County upon request. The County may require real-time access of the surveillance video for the Sheriff's Office. The video system for the security cameras must be located in a locked, tamper-proof compartment. ***The security plan shall remain confidential.***