

Exhibit A: Vicinity Map

CCUP21-0005/Norcanna Distribution and Delivery

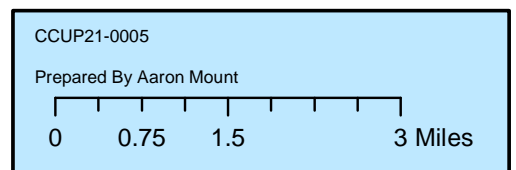
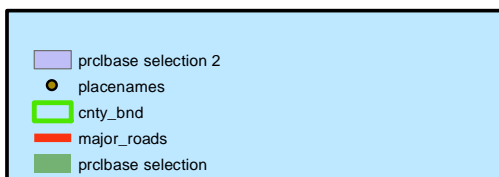
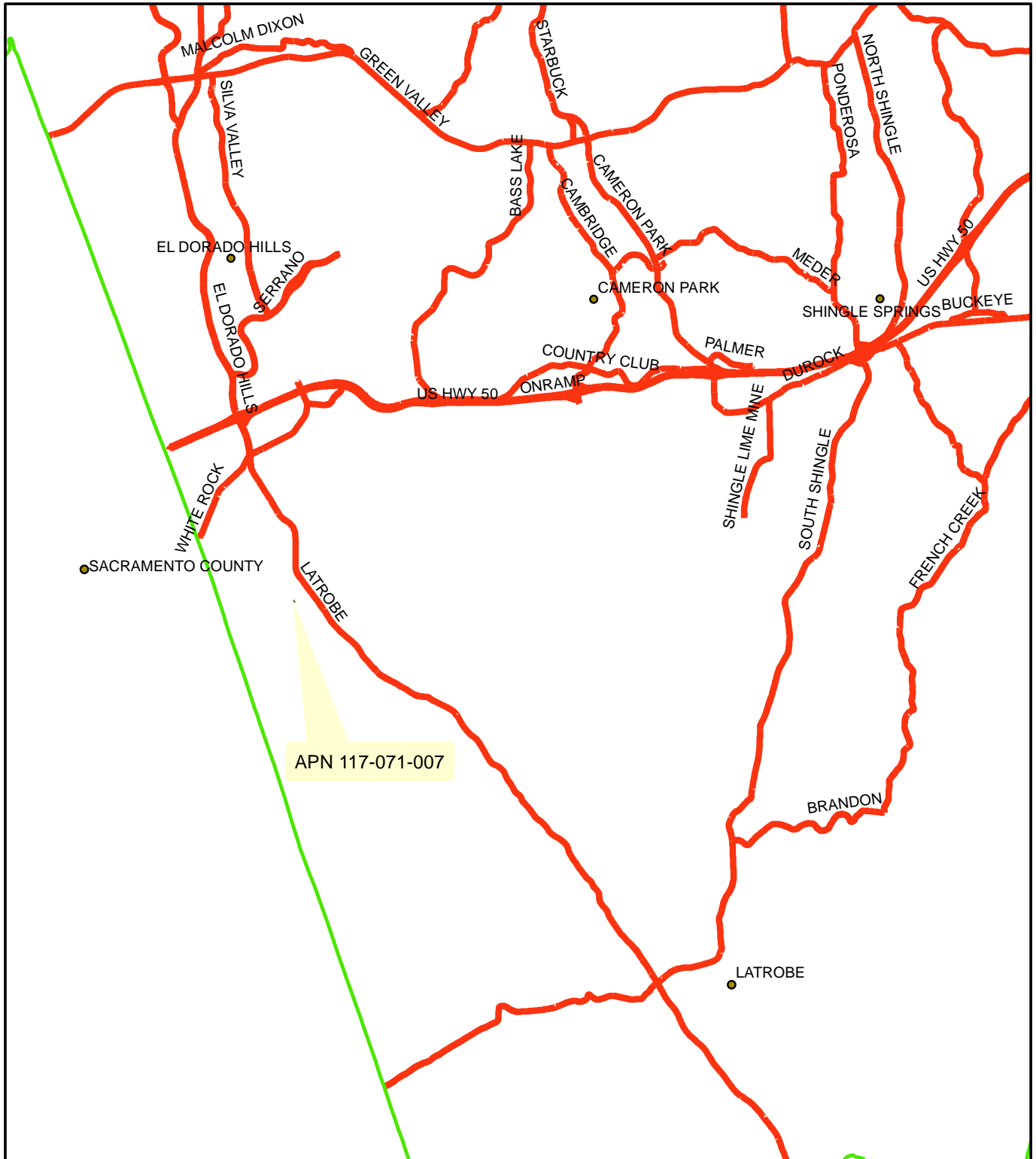


Exhibit B: Location Map

CCUP21-0005/Norcanna Distribution and Delivery

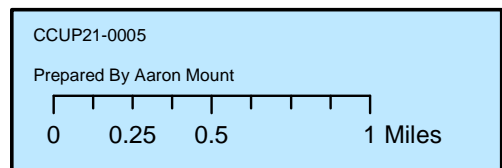
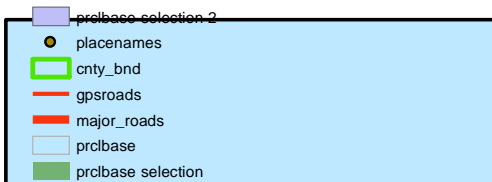
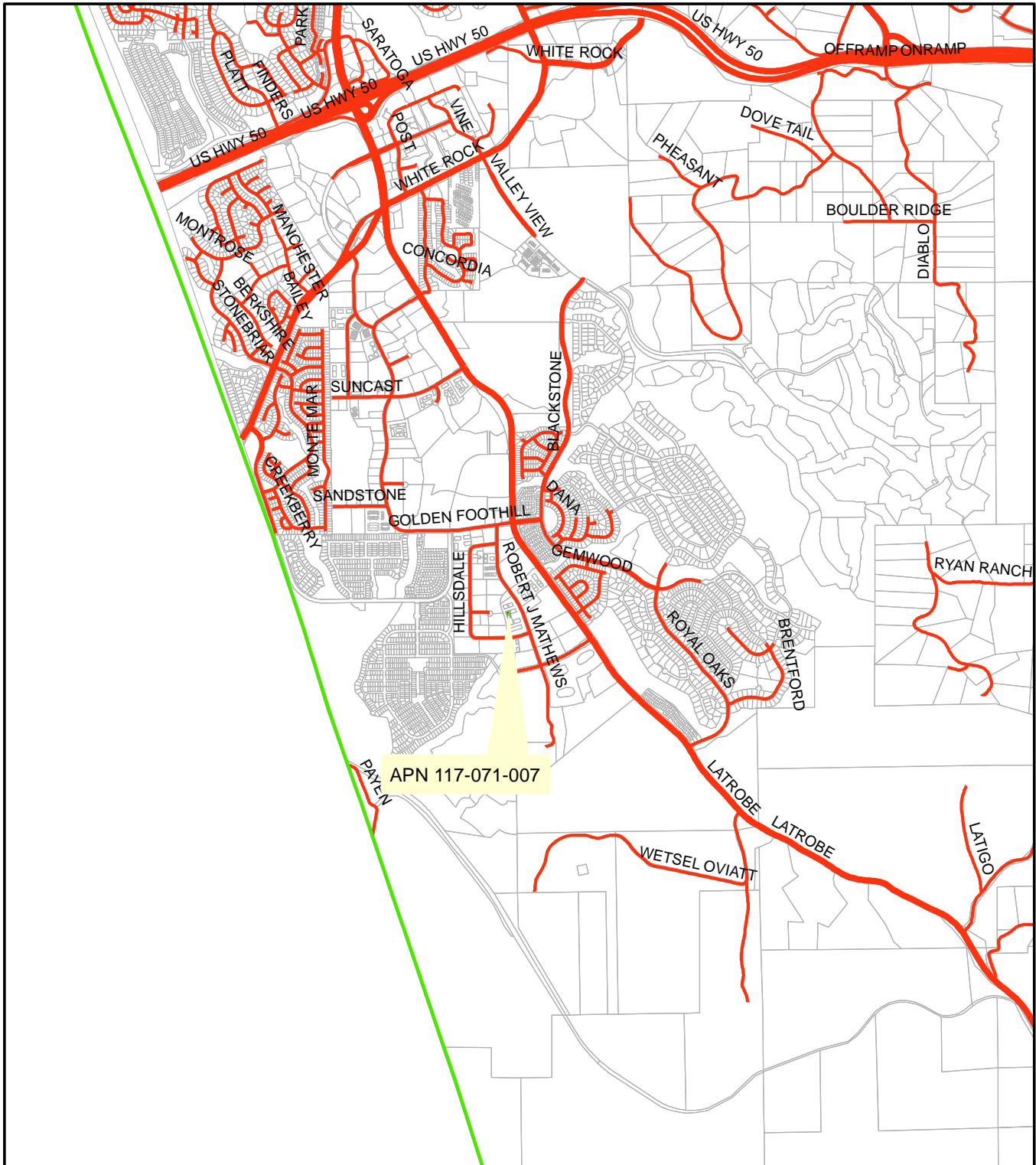
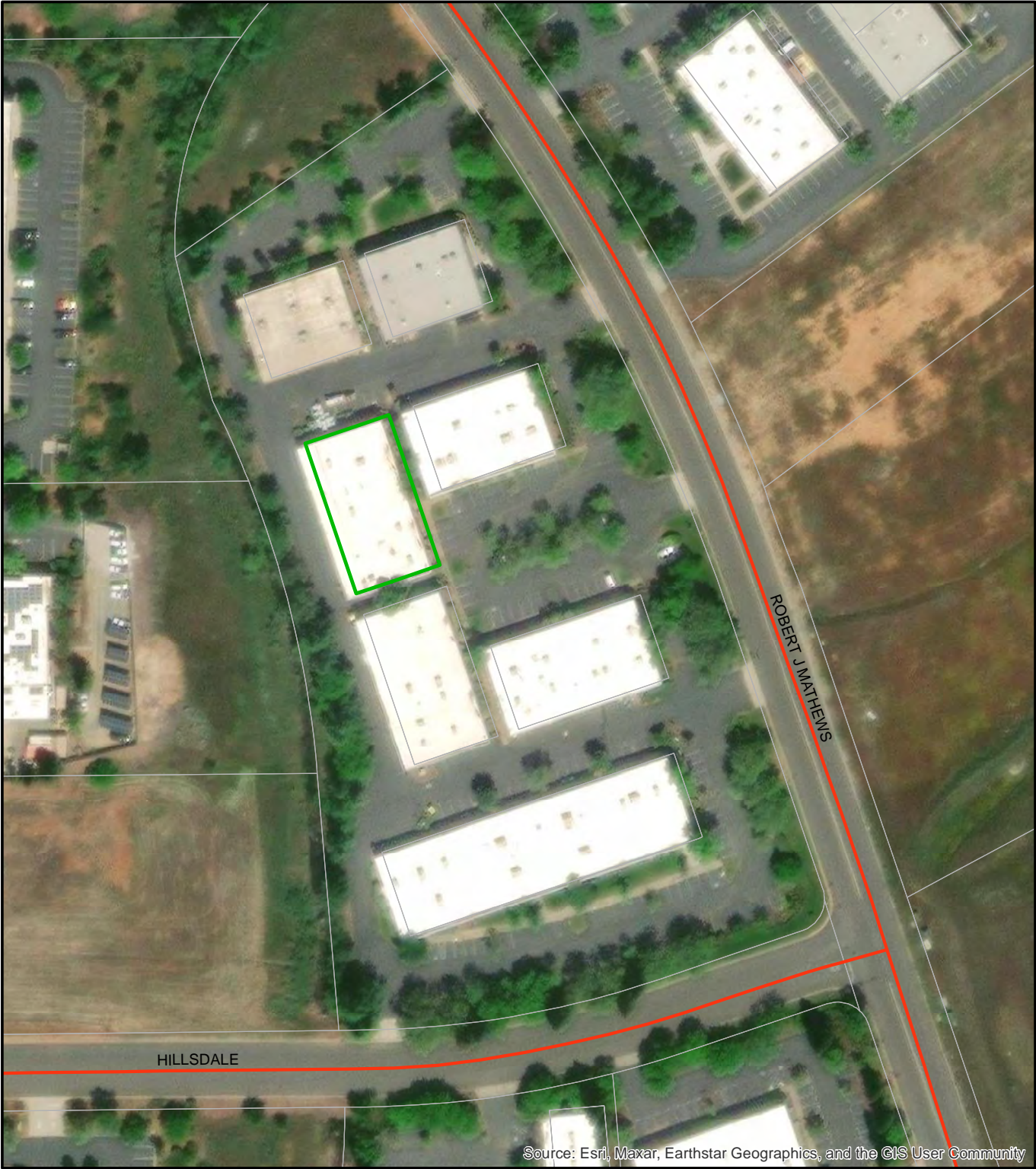


Exhibit C: Aerial Map
CCUP21-0005/Norcanna Distribution and Delivery



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

● placenames
— gpsroads
— major_roads
□ prclbase

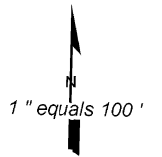


CCUP21-0005
Prepared By Aaron Mount
0 0.01 0.02 0.04 Miles

Exhibit D: Assessor's Parcel Map CCUP21-0005/Norcanna Distribution and Delivery

POR. SECS. 23 & 24, T.9N., R.8E., M.D.M.
ONE SIERRA BUSINESS CENTER
G - 148

117:07



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

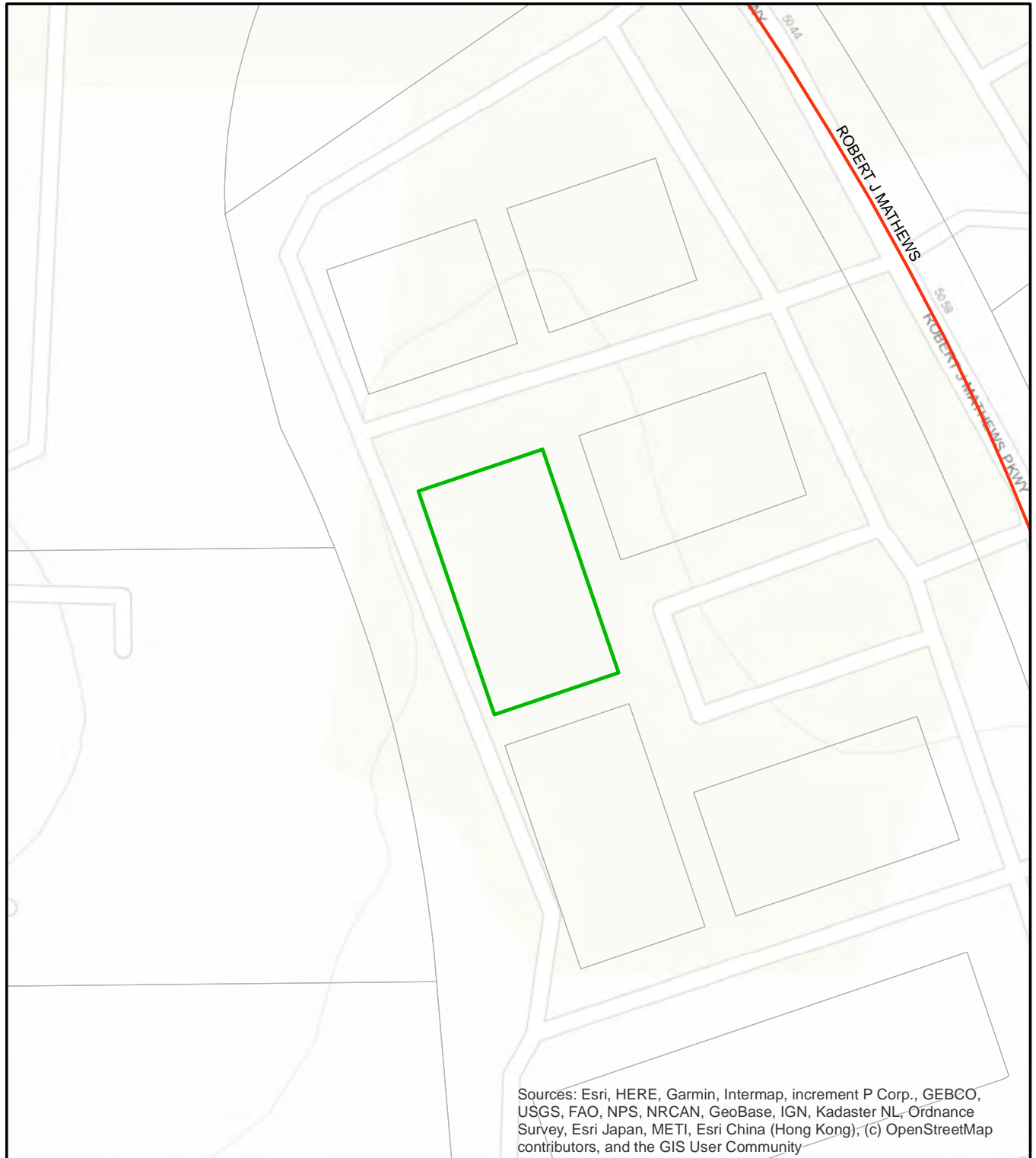
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. June 30, 2006 Assessor's Map Bk. 117 - Pg. 07
County of El Dorado, CA

23-0683 D 4 of 12

Exhibit E: Topography Map

CCUP21-0005/Norcanna Distribution and Delivery



- placenames
- gpsroads
- major_roads
- prclbase

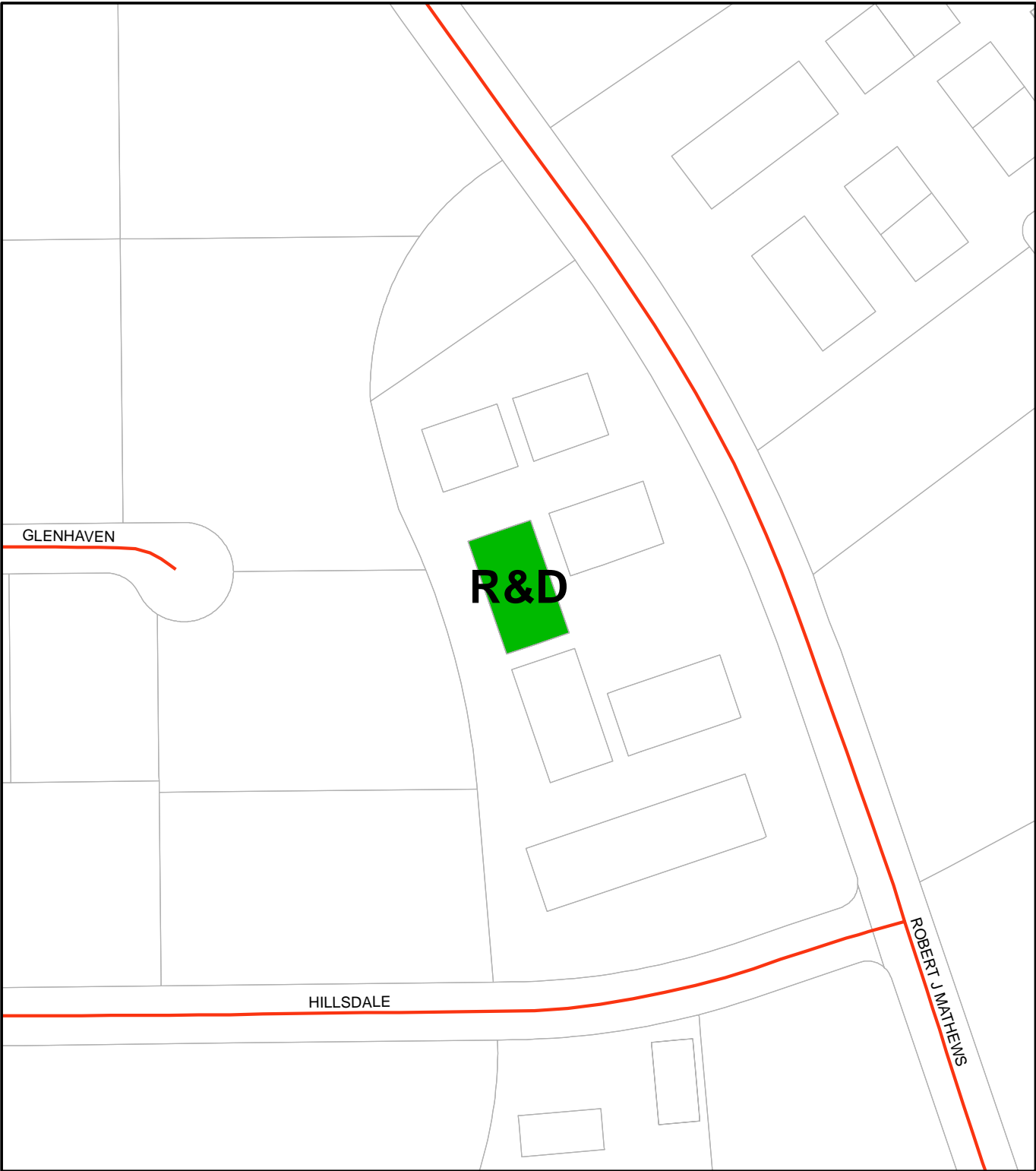


CCUP21-0005

Prepared By Aaron Mount

0 0.005 0.01 0.02 Miles

Exhibit F: General Plan Land Use Designation Map
CCUP21-0005/Norcanna Distribution and Delivery



placenames

- ludesign
- gpsroads
- major_roads
- prclbase
- prclbase selection 2
- prclbase selection



CCUP21-0005

Prepared By Aaron Mount

0 0.01250.025 0.05 Miles

Exhibit G: Zoning Designation Map
CCUP21-0005/Norcanna Distribution and Delivery

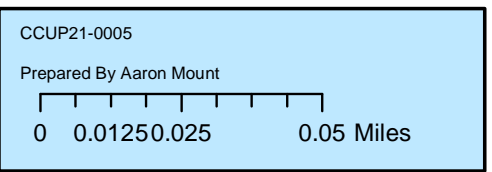
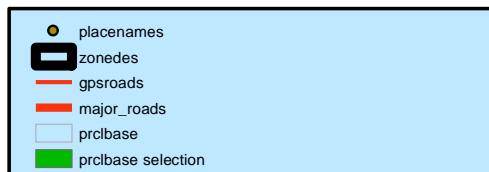
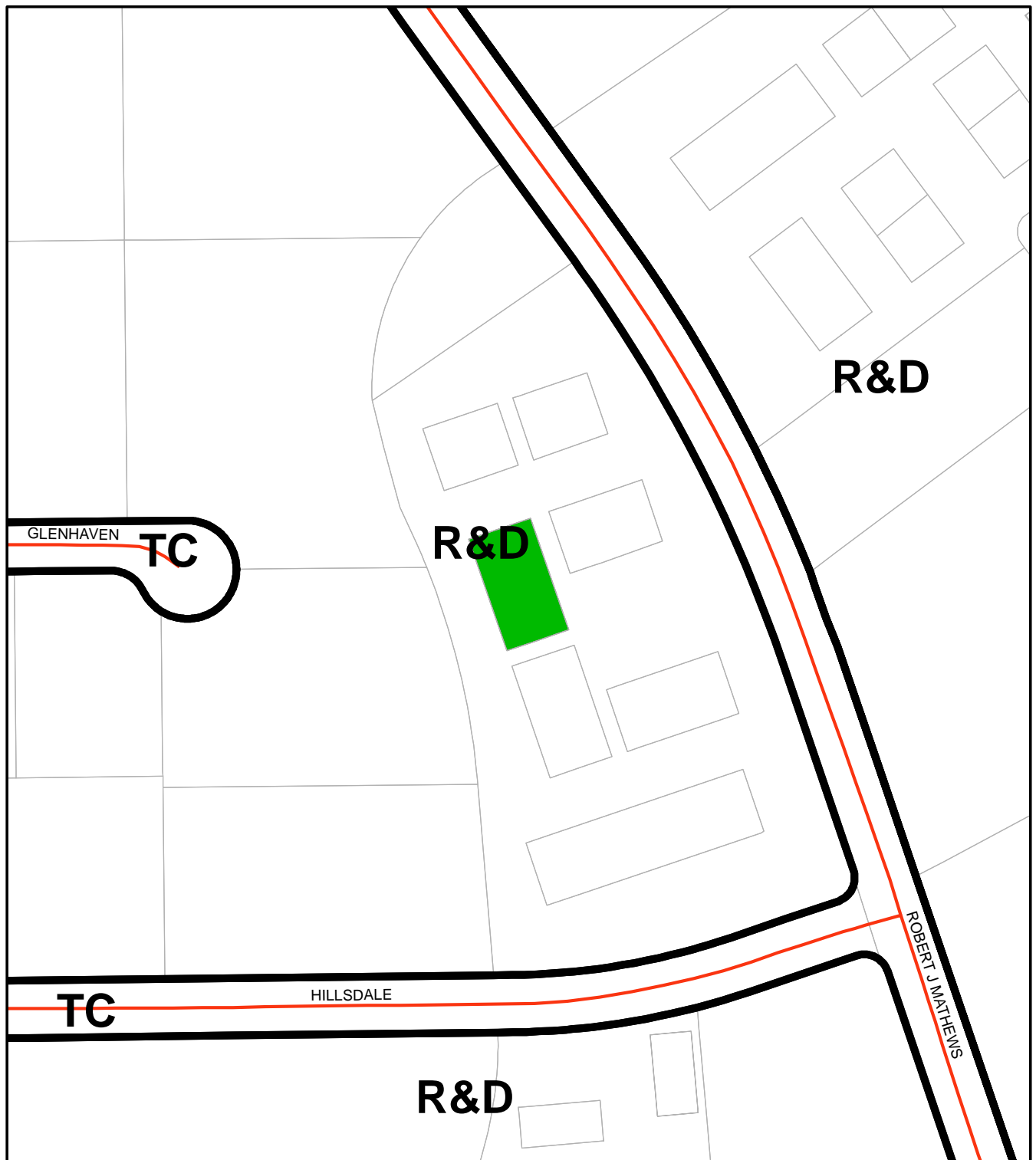
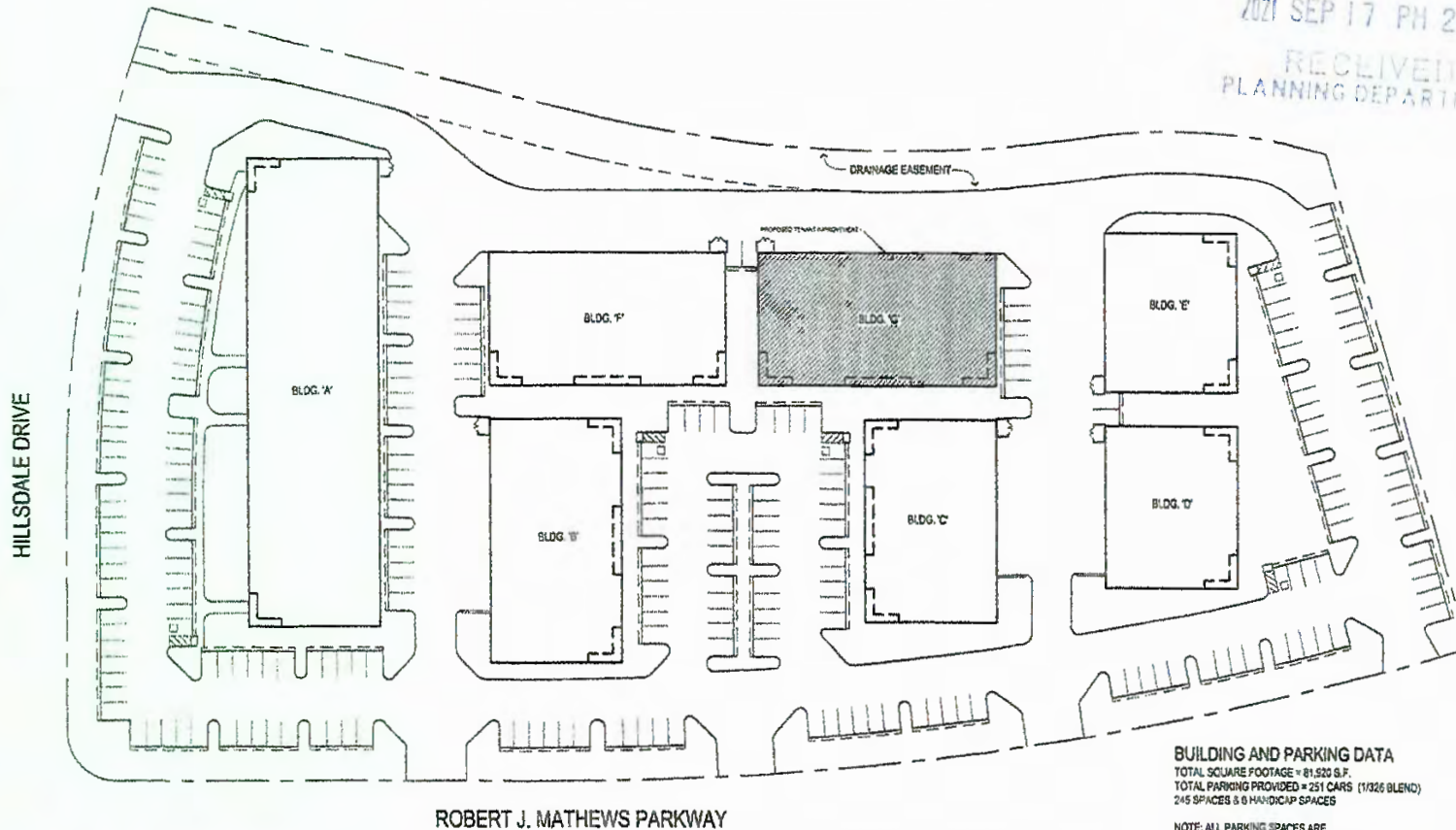


Exhibit H1: Site Plan/Floor Plan CCUP21-0005/Norcanna Distribution and Delivery



BUILDING AND PARKING DATA
TOTAL SQUARE FOOTAGE = 81,520 S.F.
TOTAL PARKING PROVIDED = 251 CARS (1/325 BLEND)
245 SPACES & 6 HANDICAP SPACES

NOTE: ALL PARKING SPACES ARE
9'-0" WIDE x 16'-0" LONG w/ 2'-0" OVERHANG
APPLICANT:
MATTHEWS PARKWAY, INC.
PO BOX 8743
INCLINE VILLAGE, NV 89754
CONTACT: LARA ROEBBELEN 916-939-9750

OCCUPATION CLASSIFICATION: CHAPTER 3
B OFFICE

THERE ARE NO PROPOSED SIGNS.

BUILDING PERIMETER IS 144FT BY 80FT.

1 EXISTING SITE PLAN
SCALE: 1/8"

2021 SEP 17 PM 2:30
RECEIVED
PLANNING DEPARTMENT

sheehan
van woert
bigotti

architects

Drawn: DGP & KGP
Checked: AUC
Construction and related information
with 2021 International Building Code
(IBC) and local code requirements
The design and drawings contained
herein are protected under P.A. 6 (C.S.)
and will constitute the 17. UNIFORM
agreement or instrument is a violation
of state and federal law.

LL CHRISTIAN CONSTRUCTION
5070 ROBERT J. MATHEWS PKWY
el dorado hills, california

EXISTING SITE PLAN
JOB NUMBER: 1520
DATE: 4 OCTOBER 2020
DRAWN BY: DGP

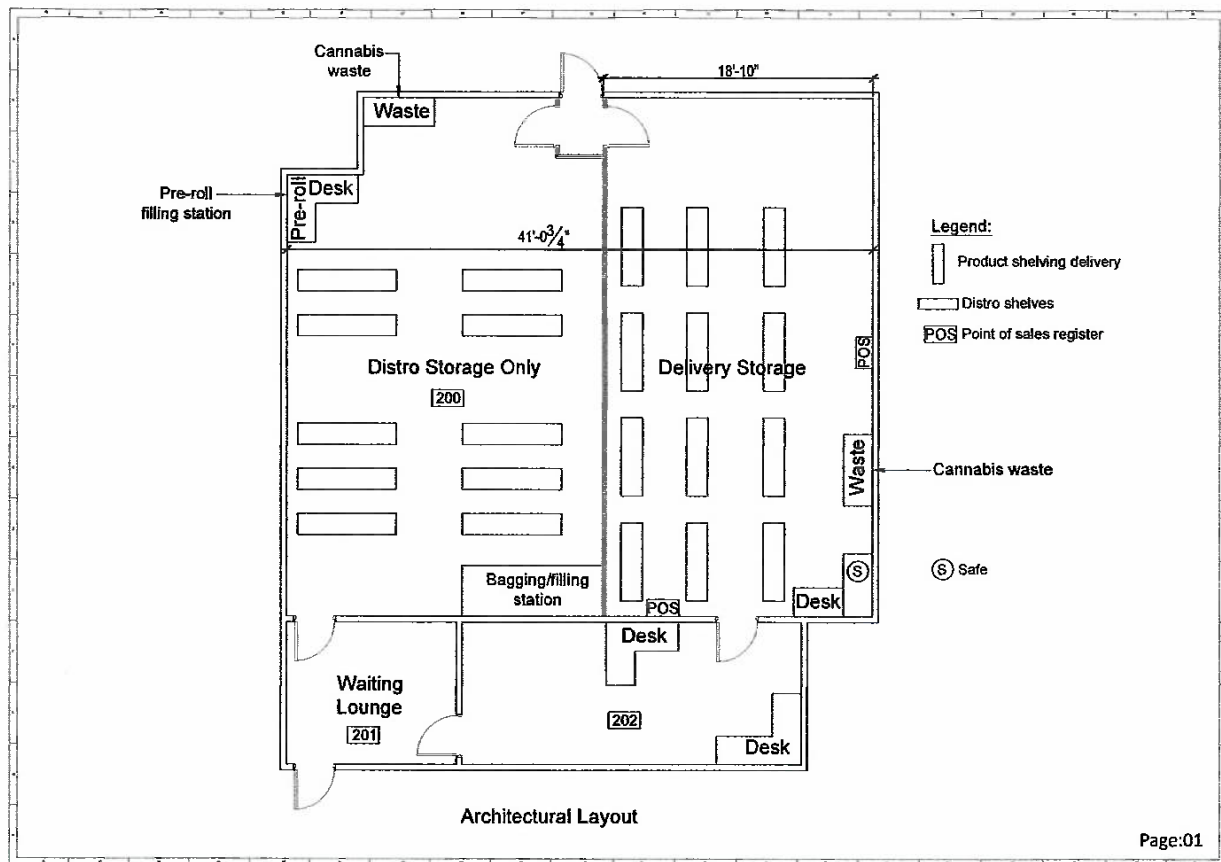
A1.1

CCUP21-0005

Exhibit H2: Site Plan/Floor Plan

CCUP21-0005/Norcanna Distribution and Delivery

2021 SEP 17 PM 2:11
RECEIVED
PLANNING DEPARTMENT



CCUP21-0005

Exhibit I: Parcel Map G 148 C
CCUP21-0005/Norcanna Distribution and Delivery

ONE SIERRA BUSINESS CENTER

A PORTION OF THE NE 1/4 OF SECTION 23 AND
A PORTION OF THE NW 1/4 OF SECTION 24
T. 9 N. R. 8 E. M.D.M.

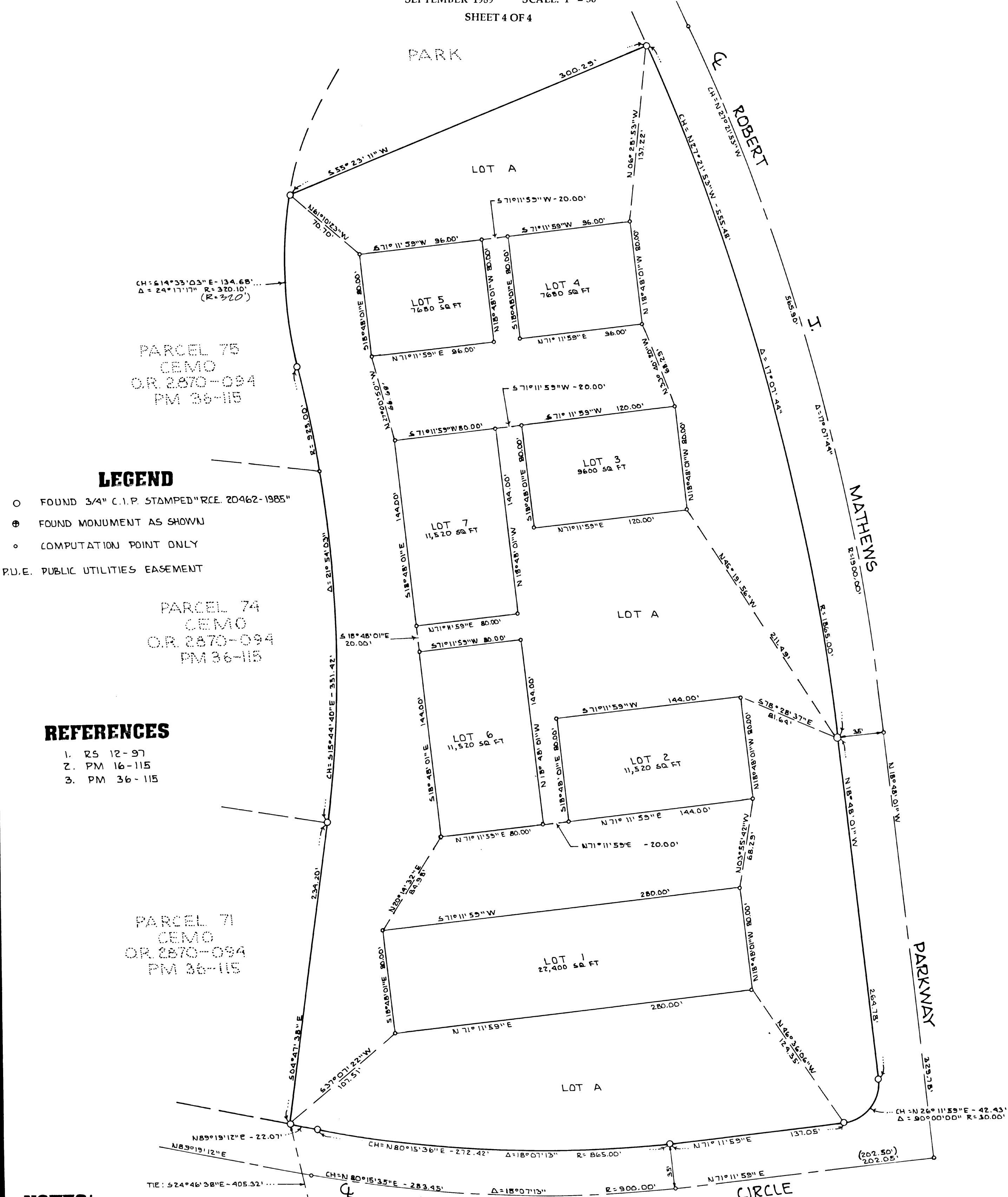
BEING PARCELS 70, 83, AND 84 OF P.M. 36 - 115

COUNTY OF EL DORADO STATE OF CALIFORNIA
GENE E. THORNE & ASSOCIATES, INC.
SEPTEMBER 1989 SCALE: 1" = 50'

SHEET 4 OF 4

G-148-C

G-148-C



LEGEND

- FOUND 3/4" C.I.P. STAMPED "RCE. 20462-1985"
- ⊕ FOUND MONUMENT AS SHOWN
- COMPUTATION POINT ONLY
- P.U.E. PUBLIC UTILITIES EASEMENT

REFERENCES

1. RS 12-97
2. PM 16-115
3. PM 36-115

NOTES:

1. LOTS 1-7 AND LOT A ARE A RESUBDIVISION OF PARCELS 70, 83 AND 84 OF P.M. 36-115.
2. HILLSDALE CIRCLE AND ROBERT J. MATHEWS PARKWAY ARE EXISTING COUNTY ROADS AND PUBLIC UTILITIES EASEMENTS, 70' IN WIDTH.
3. FOR DEFINITION OF COMMON AREAS, IDENTIFIED AS LOT A HEREON, SEE COVENANTS, CONDITIONS AND RESTRICTIONS, DOCUMENT TO BE RECORDED CONCURRENTLY.

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 12-97 AND IS GRID NORTH. ALL DISTANCES ARE GROUND DISTANCES.

G-148-C

G-148-C

TIFT

EXISTING ASSESSOR'S PARCEL NO. 86-885-01, 15 & 16



Exhibit J: Letter from EDSO
Date August 25, 2022
CCUP21-0005/Norcanna Distribution and Delivery
JOHN D'AGOSTINI
SHERIFF - CORONER - PUBLIC ADMINISTRATOR
COUNTY OF EL DORADO
STATE OF CALIFORNIA

RECEIVED

Date 08/25/2022

SEP 07 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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 **Norcanna Inc. CCUP21-0005** 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 **Norcanna Inc. CCUP21-0005** 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.**

Bryon Thornton - 80% business owner.
Daniel Rossi – 20% owner and 24-hour local contact.
Sol Rossi – Spouse of Daniel

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 Edward Falkenstein
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"

Exhibit K: Security Plan

CCUP21-0005/Norcanna Distribution and Delivery

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.***