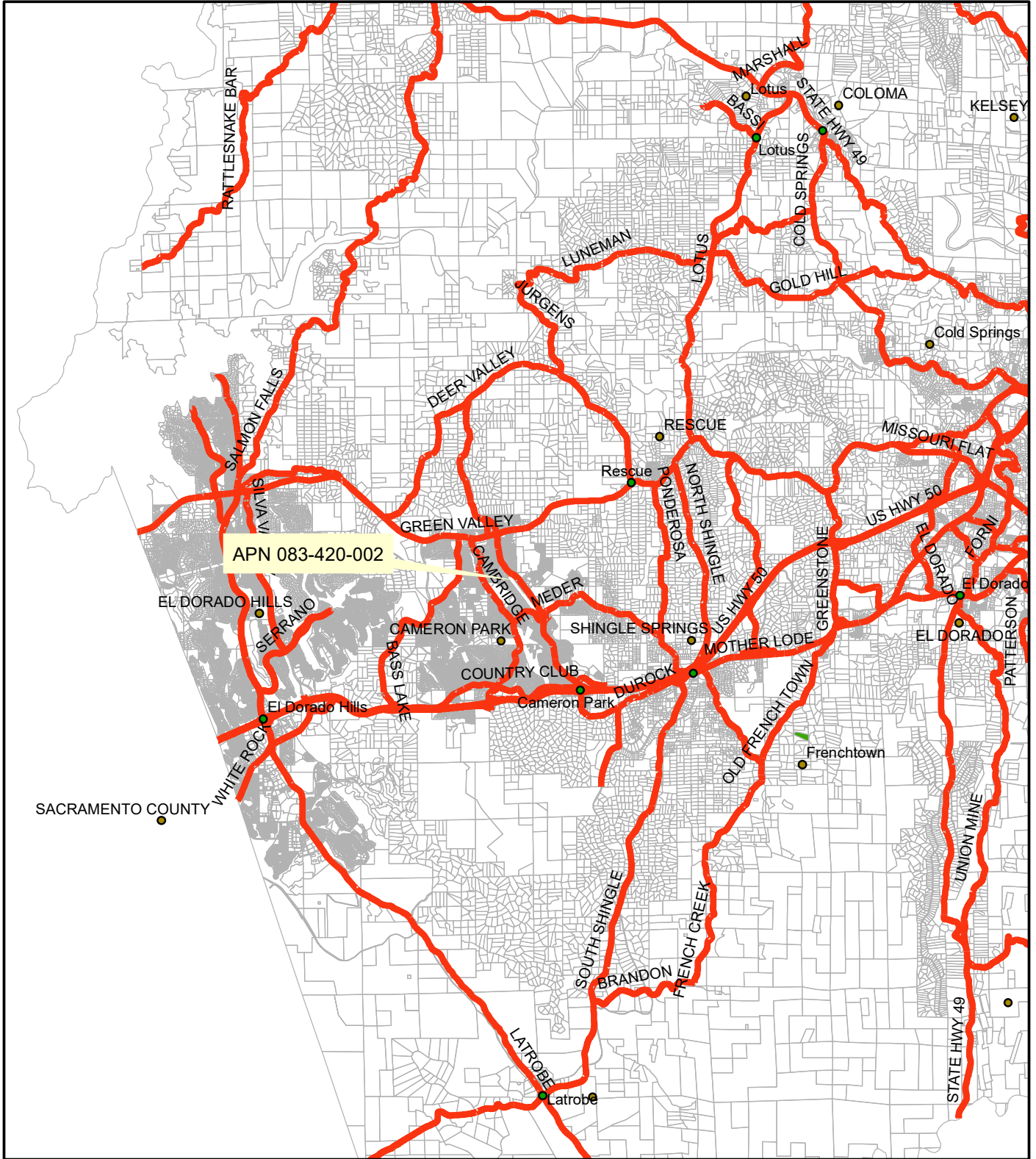


# CCUP19-0005 Exhibit A: Vicinity Map



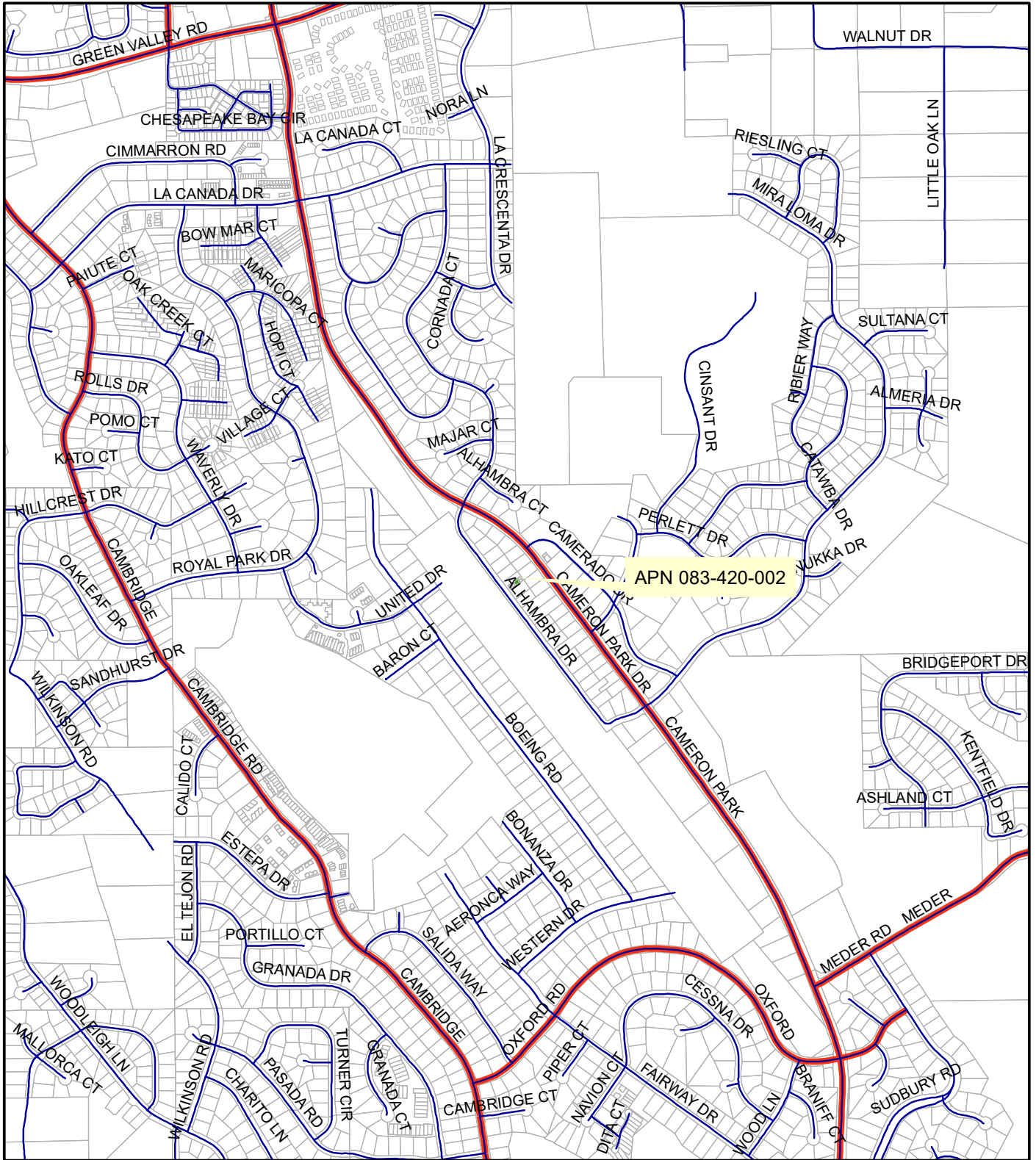
- placenames
- PLACENAMES
- major\_roads
- prclbase



CCUP19-0005  
 MMCA  
 Prepared By Aaron Mount

0 0.75 1.5 3 Miles

# CCUP19-0005 Exhibit B: Location Map



APN 083-420-002

- placenames
- curroads
- PLACENAMES
- major\_roads
- prclbase



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 MMCA  
 Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles



# CCUP19-0005 Exhibit C: Aerial Map



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

- placenames
- gpsroads
- major\_roads
- prclbase



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Prepared By Aaron Mount

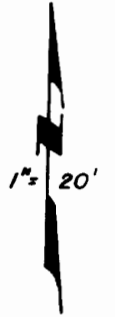
0 0.005 0.01 0.02 Miles

# CCUP19-0005 Exhibit D

## AIRPORT SHOPS A RESUBDIVISION OF LOTS 235 & 237, CAMERON PARK NORTH UNIT NO. 7 A POR. SEC. 28, T.10N., R.9E., M.D.M. F-150

Tax Area Code

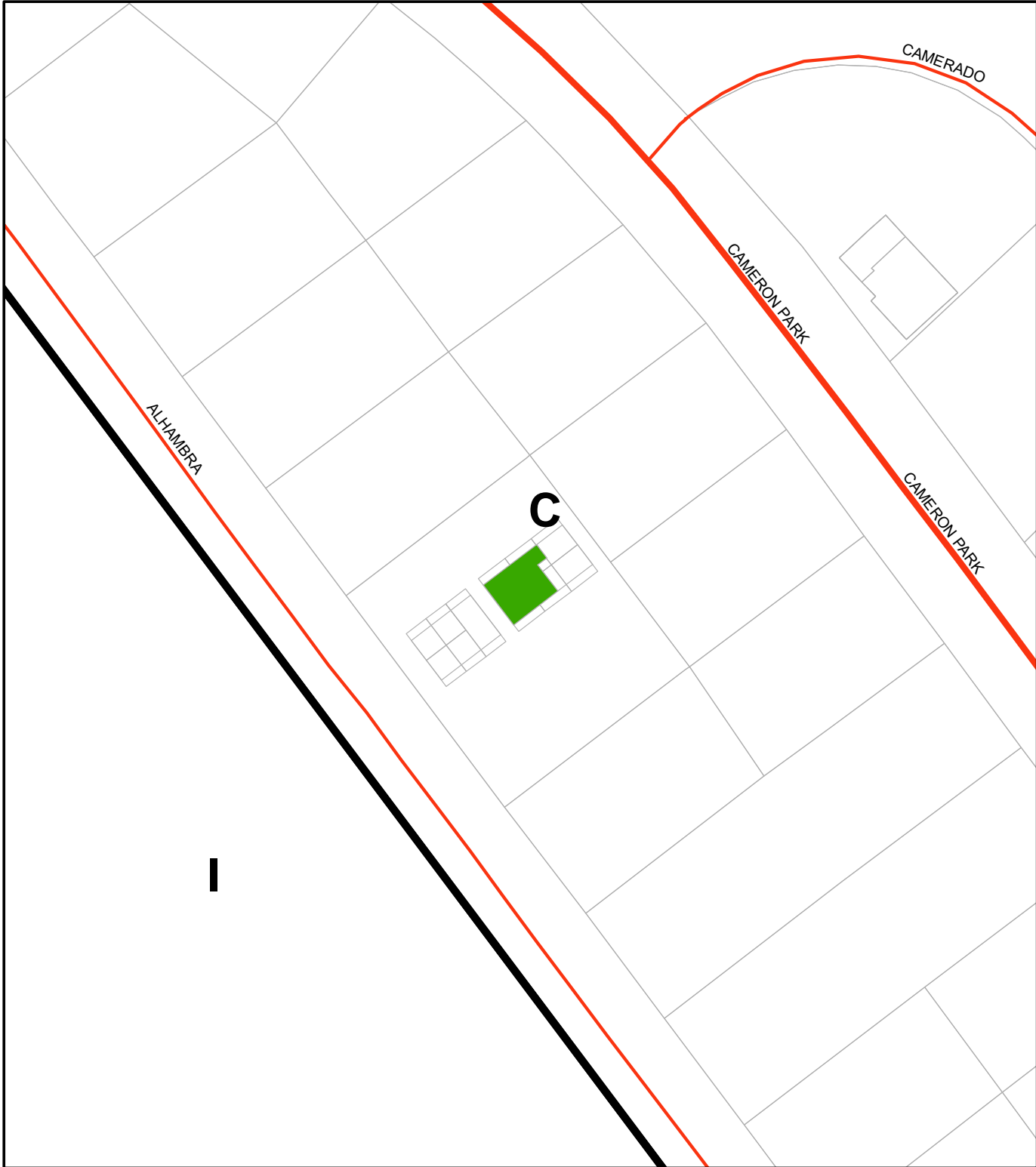
83:42



NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 83 - Pg. 42  
County of El Dorado, California

# CCUP19-0005 Exhibit E General Plan Designation Map



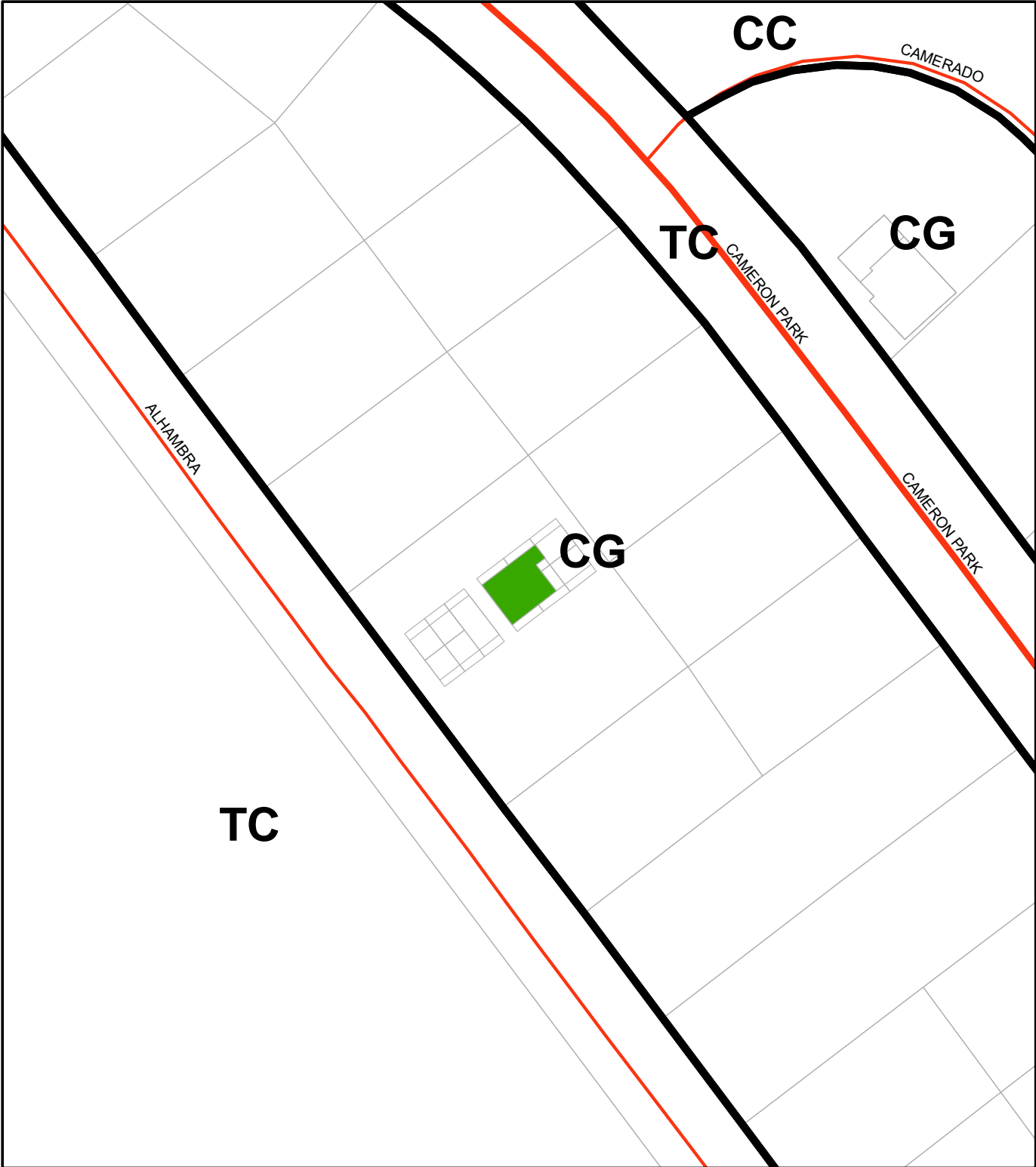
- placenames
- ludesign
- gpsroads
- major\_roads
- prclbase
- prclbase selection



CCUP19-0005  
MMCA  
Prepared By Aaron Mount

0 0.005 0.01 0.02 Miles

# CCUP19-0005 Exhibit F Zone District Map



- placenames
- zonedes
- gpsroads
- major\_roads
- prclbase
- prclbase selection



CCUP19-0005  
MMCA  
Prepared By Aaron Mount

0 0.005 0.01 0.02 Miles



# CCUP19-0005 Exhibit G

3031 ALHAMBRA DRIVE, UNIT 2

CAMERON PARK, CA 95682

**D&Z**  
Structural Engineering, Inc.  
3389 Mira Loma Dr. Ste. 3  
Cameron Park, CA 95682  
Tel: (530) 677-0900  
Fax: (530) 677-0901  
www.dz-engineering.com



## PROJECT TEAM

**OWNER**  
MATT VAUGHN  
3031 ALHAMBRA DRIVE  
CAMERON PARK, CA 95682  
PHONE: (530) 677-5362  
EMAIL:

**DESIGNER**  
D&Z STRUCTURAL ENGINEERING, INC.  
3389 MIRA LOMA DR. #3  
CAMERON PARK, CA 95682  
PHONE: (530) 677-0900  
CONTACT: JIM DILLINGHAM  
EMAIL: jdillingham@dz-engineering.com

## PROJECT INFORMATION

**ADDRESS:** 3031 ALHAMBRA DRIVE, UNIT 2  
CAMERON PARK, CA 95682

**APN:** 083-420-02 (UNIT 2)

**AREA:**

(E) RETAIL AREA	999	S.F.
(E) COMMERCIAL AREA (NOT PART OF SCOPE)	6560	S.F.
(E) TOTAL BUILDING AREA	7559	S.F.

**ZONING DESIGNATION:** CG  
**OCCUPANCY TYPE:** B  
**CONSTRUCTION TYPE:** V-B  
**SPRINKLER REQUIREMENT:** NO

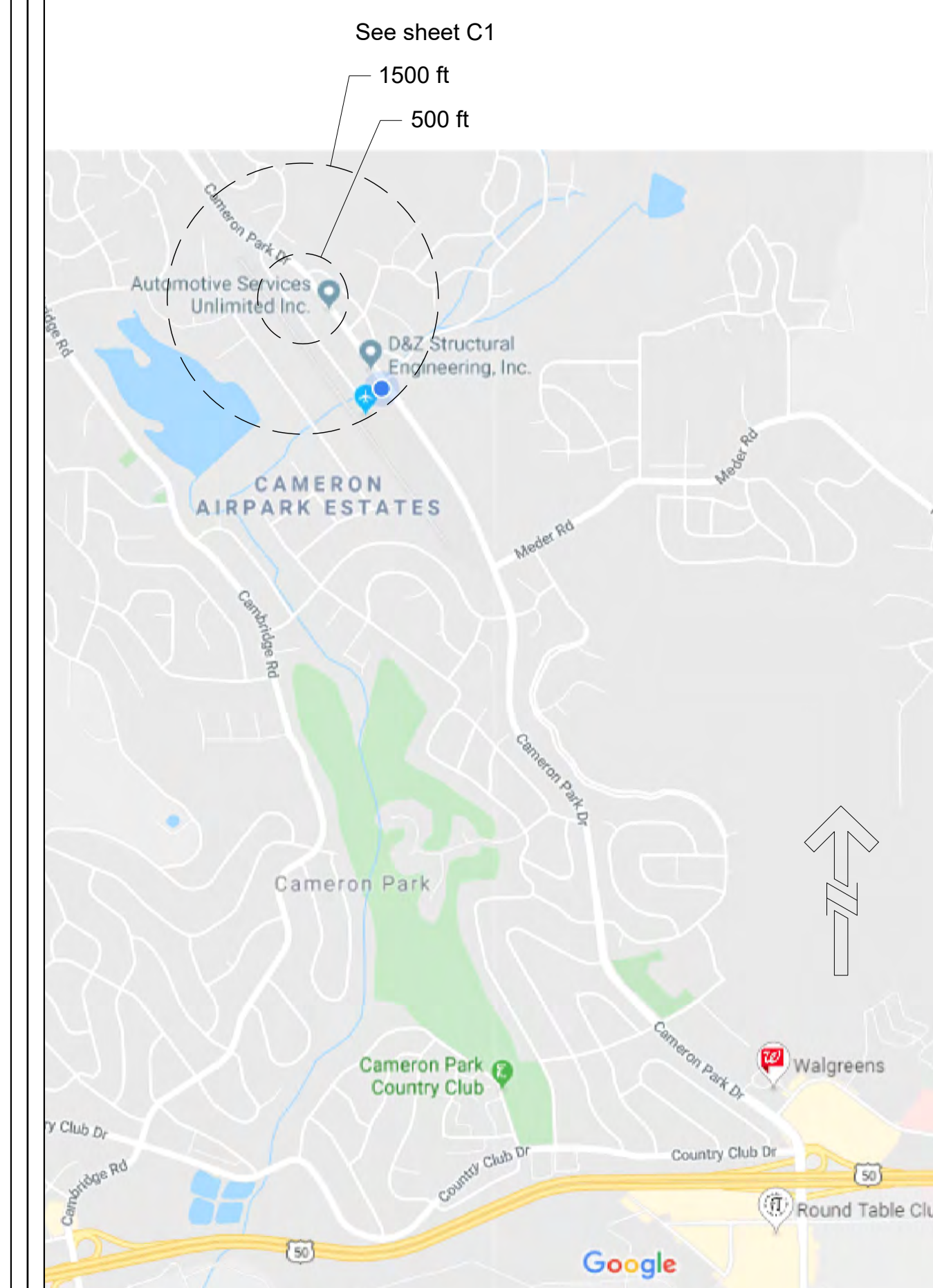
**APPLICABLE CODE:**  
2016 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN STANDARDS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION AND THE LATEST VERSION OF ALL OTHER CODES ADOPTED BY THE LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT. THIS PROJECT REQUIRES COMPLIANCE WITH THESE CODES.

**SCOPE OF WORK:**  
PERMIT APPLICATION FOR EXISTING MEDICAL DISPENSARY CHANGE TO RECREATIONAL DISPENSARY. UNIT 2 OF BUILDING WITH 14 UNITS. EXISTING BUILDING & SITE CONDITIONS TO REMAIN UNCHANGED.

## SHEET INDEX

- T1 TITLE COVER SHEET
- C1 500 FT & 1500 FT SETBACKS
- C2 SITE PLAN
- A1 RETAIL FLOOR PLAN

## VICINITY MAP



Conditional Use Application

**MMCA**

3031 Alhambra Drive, Unit 2  
Cameron Park, CA 95682

Owner  
Owner

Revisions	Sym	Description	Date	By
	Δ			

Designed JD

Drawn DD

Date 11/11/2019

Title Cover Sheet

Sheet

**T1**



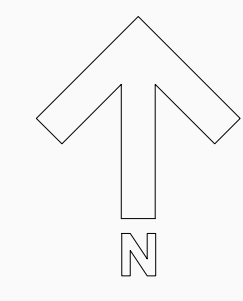
Summary:

4 residences in  
 500 foot radius

No properties of  
 concern in  
 1500 foot radius



500 ft & 1500 ft Radius  
 from MMCA  
 to adjacent properties 1" = 140'



Conditional Use Application

**MMCA**

3031 Alhambra Drive, Unit 2  
 Cameron Park, CA 95682

Owner  
 Owner

Revisions	Sym	Description	Date	By
	Δ			

Designed JD

Drawn DD

Date 11/11/2019

500 ft & 1500 ft setbacks

Sheet  
**C1**

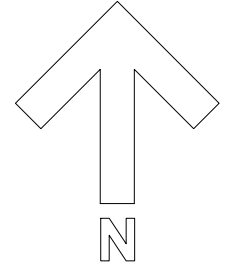




Structural Engineering, Inc.  
 3389 Mira Loma Dr. Ste. 3  
 Cameron Park, CA 95682  
 Tel: (530) 677-0900  
 Fax: (530) 677-0901  
 www.dz-engineering.com

**MMCA**  
 3031 Alhambra Drive, Unit 2  
 Cameron Park, CA 95682

Site Plan - 1" = 10'



- SITE PLAN NOTES:**
- All (E) site features shown are to remain unaffected.
  - APN's associated with this property are as follows:  
 083-420-01 (UNIT 1)    083-420-07 (UNIT 7)\*  
 083-420-02 (UNIT 2)    083-420-08 (UNIT 8)\*  
 083-420-03 (UNIT 3)    083-420-09 (UNIT 9)\*  
 083-420-04 (UNIT 4)    083-420-10 (UNIT 10)\*  
 083-420-05 (UNIT 5)    083-420-11 (UNIT 11)\*  
 083-420-06 (UNIT 6)    083-420-12 (UNIT 12)  
                                   083-420-13 (UNIT 13)  
                                   083-420-14 (UNIT 14)
- Asterisk (\*) indicates units to be converted into commercial caretakers housing.

Owner	Owner
Revisions	
Sym	Description
Date	By
Designed	JD
Drawn	DD
Date	11/11/2019
Sheet	C2





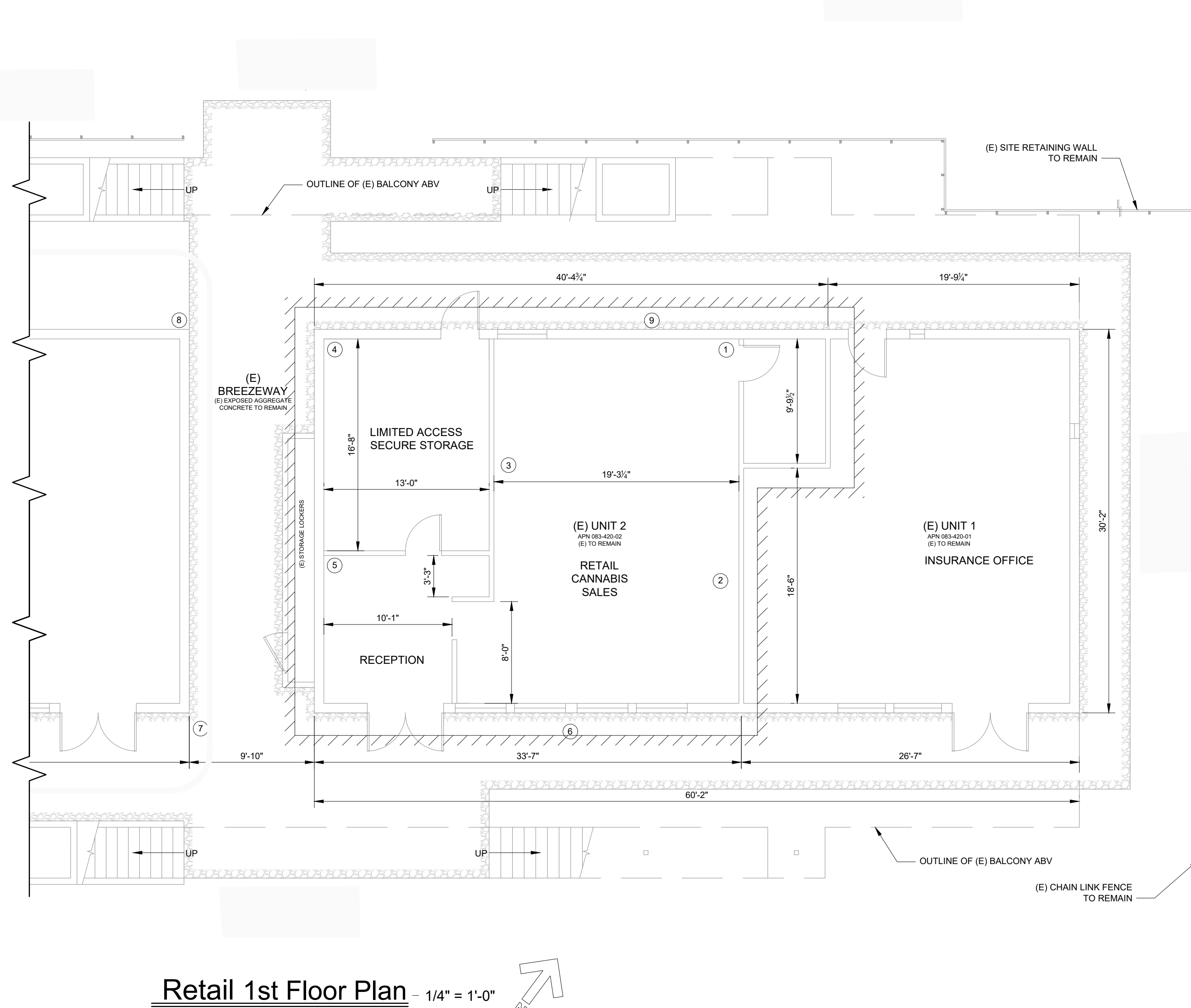
Structural Engineering, Inc.  
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Conditional Use Application

**MMCA**

3031 Alhambra Drive, Unit 2  
Cameron Park, CA 95682



Retail 1st Floor Plan - 1/4" = 1'-0"

Framing Legend

	(E) wall framing to remain
--	----------------------------

ARCHITECTURAL FLOOR PLAN NOTES:

- No construction work is proposed
- Cameras (#)

Owner

Owner

Revisions	Sym	Description	Date	By
	Δ			

Designed

JD

Drawn

DD

Date

11/11/2019

Retail Floor Plan

Sheet

**A1**



# CCUP19-0005 Exhibit H



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

December 1, 2021

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

Dear Aaron Mount,

The Sheriff's Office interim background check portion of the application process for Matthew Vaughn of MMCA (Marijuana Caregivers Association) for a Commercial Cannabis Use Permit has been completed. The Sheriff's Office has determined the applicant **DOES NOT** meet the minimum requirements for this portion of the application process. The El Dorado County Sheriff's Department does not recommend the El Dorado County Planning and Building Department to continue with the commercial cannabis permit application.

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 Thompson  
Sheriff Support Services and 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"*



## CCUP19-0005 Exhibit I

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.***