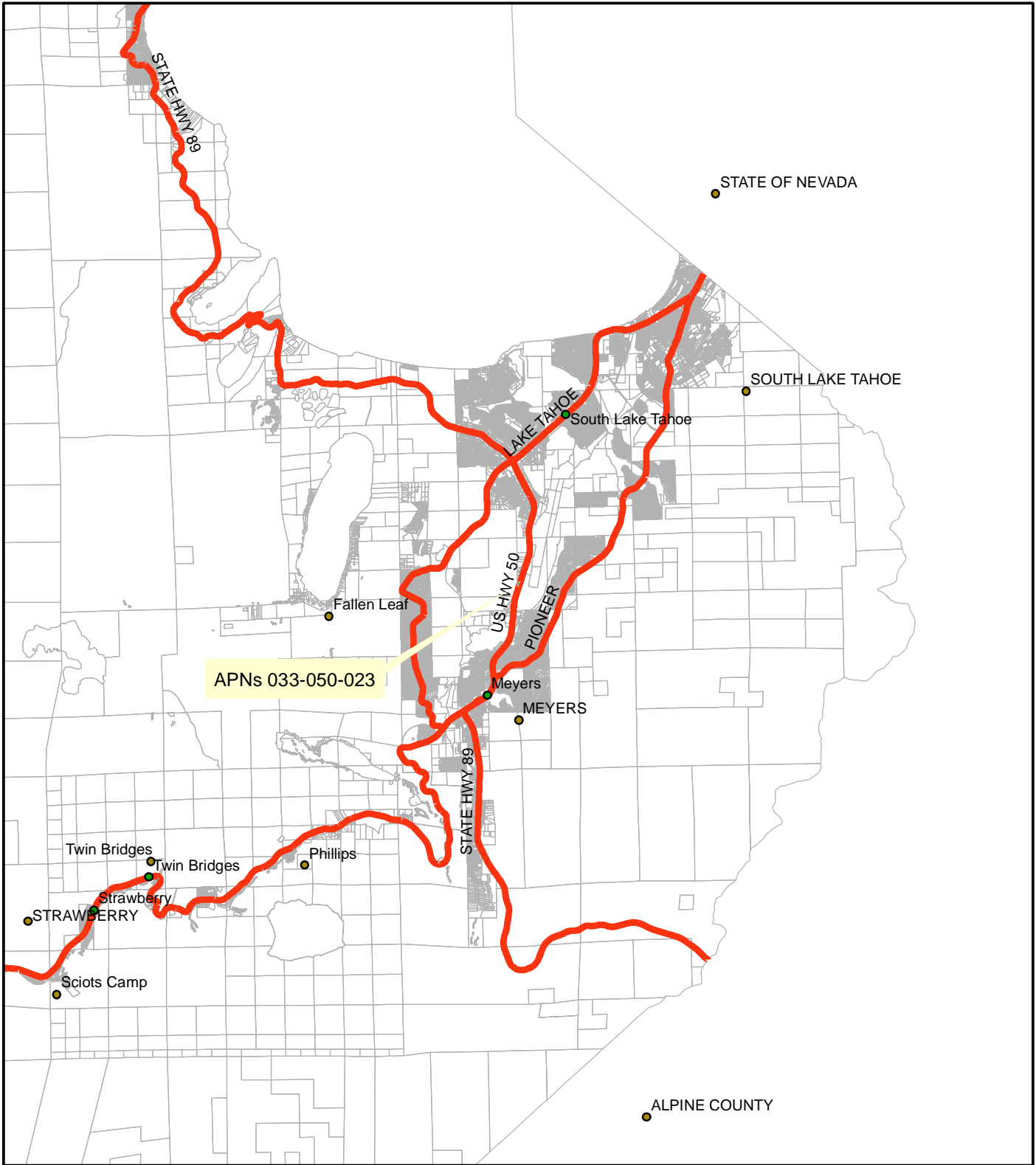


CCUP19-0008 Exhibit A: Vicinity Map



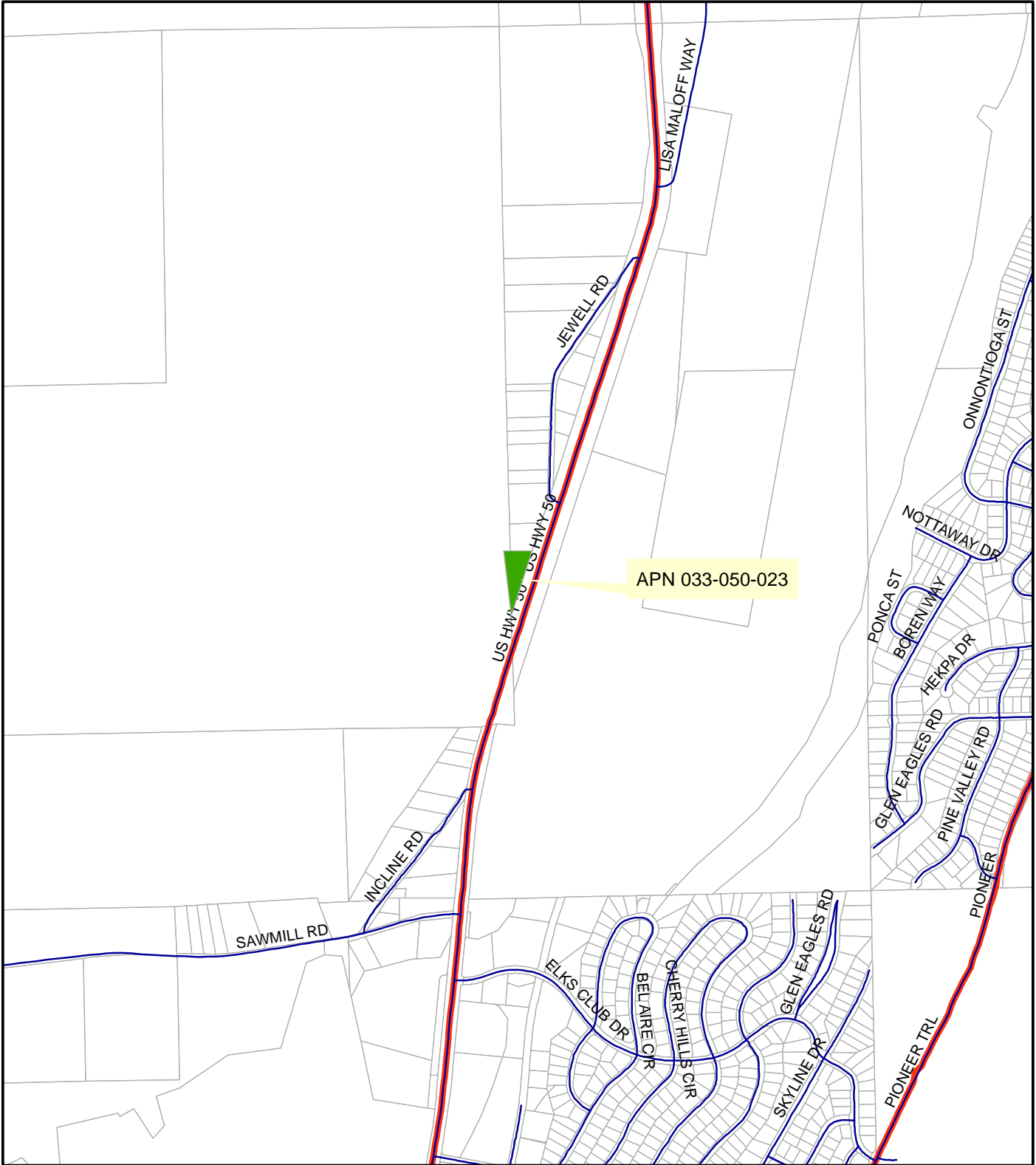
- placenames
- PLACENAMES
- major_roads
- prclbase



CCUP19-0008
Eldo Lake Investment Commercial Cannabis Retail Storefront
Prepared By Aaron Mount

0 0.75 1.5 3 Miles

CCUP19-0008 Exhibit B: Location Map



- placenames
- curroads
- PLACENAMES
- major_roads
- prclbase



CCUP19-0008
Eldo Lake Investment Commercial Cannabis Retail Storefront
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

CCUP19-0008 Exhibit C: Aerial Map



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

- placenames
- gpsroads
- major_roads
- prclbase



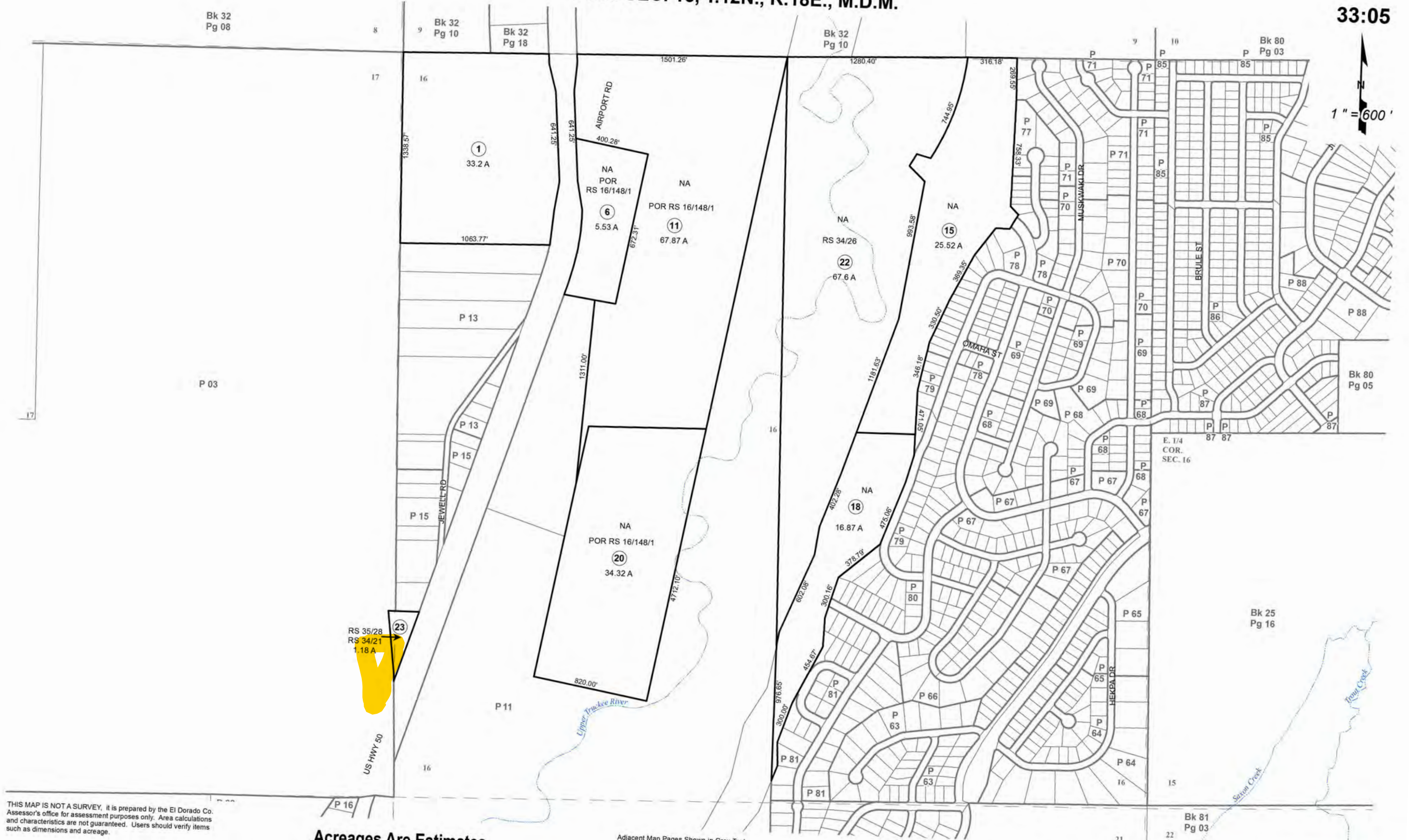
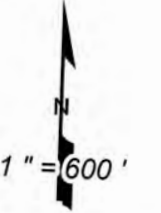
CCUP19-0008
Eldo Lake Investment Commercial Cannabis Retail Storefront
Prepared By Aaron Mount

0 0.01 0.02 0.04 Miles

CCUP19-0008 Exhibit D

POR. SEC. 16, T.12N., R.18E., M.D.M.

33:05



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. MAR 29, 2016

Assessor's Map Bk. 033, Pg. 05
County of El Dorado, CA

CCUP19-0008 Exhibit E: USGS Topographic Map



Copyright:© 2013 National Geographic Society, i-cubed

- placenames
- gpsroads
- major_roads
- prclbase

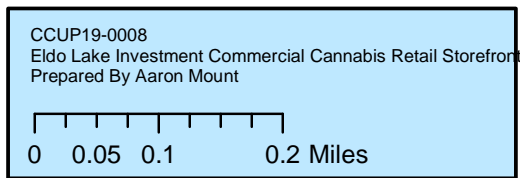
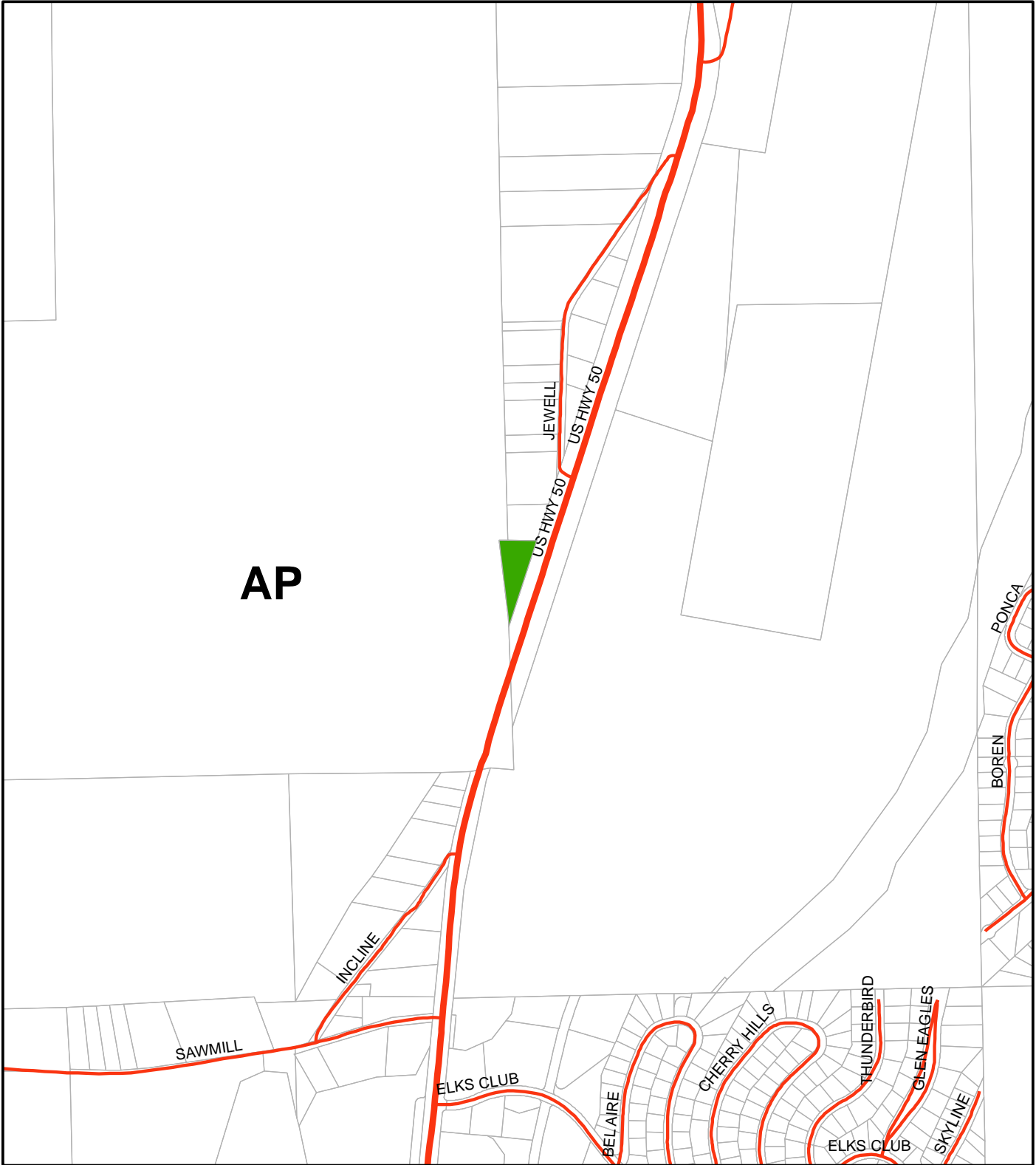
USA Topo Maps



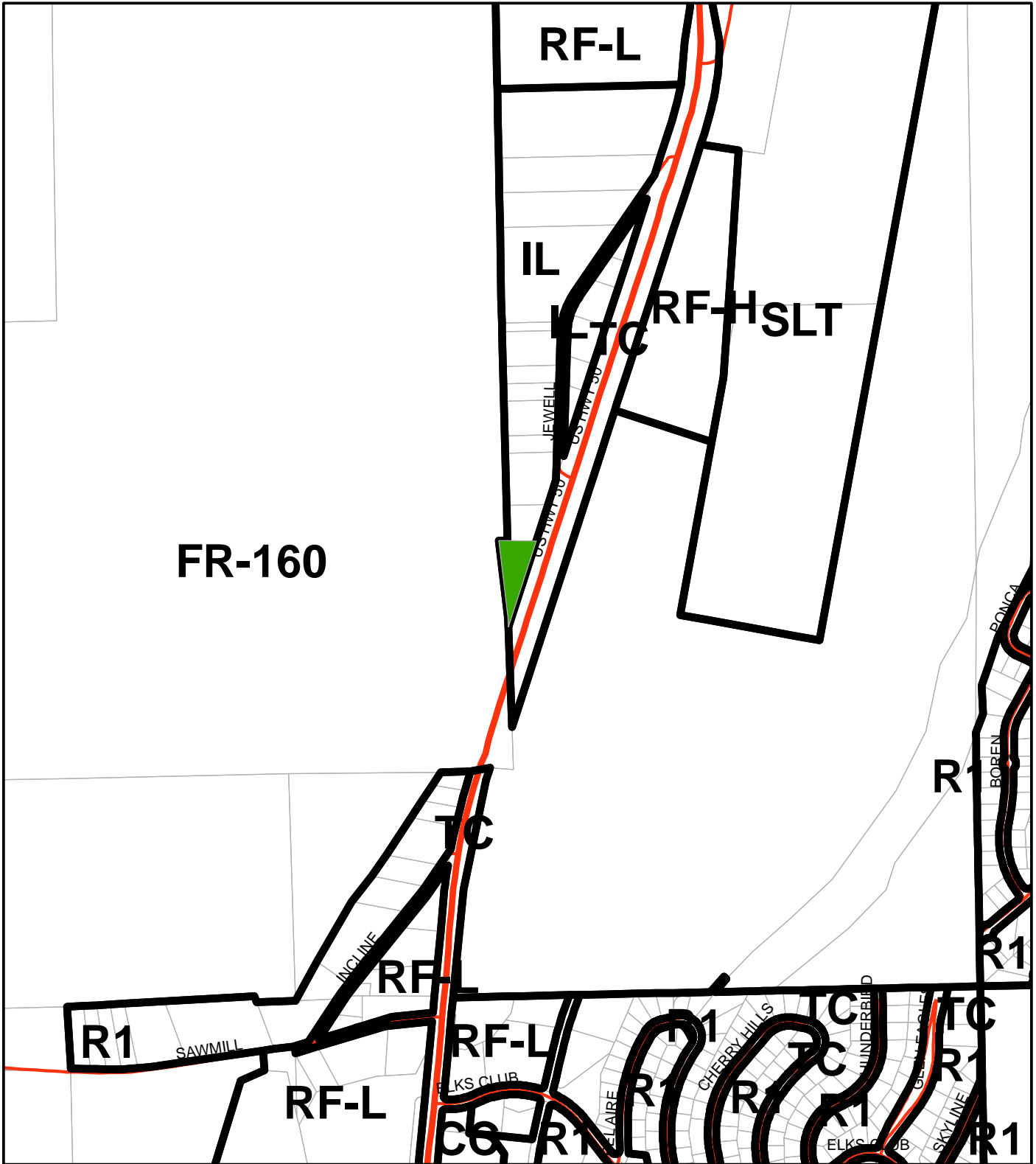
CCUP19-0008
Eldo Lake Investment Commercial Cannabis Retail Storefront
Prepared By Aaron Mount

0 0.025 0.05 0.1 Miles

CCUP19-0008 Exhibit F: General Plan Land Use Map



CCUP19-0008 Exhibit G: Zone District Map



- placenames
- ▭ zonedes
- gpsroads
- major_roads
- prclbase

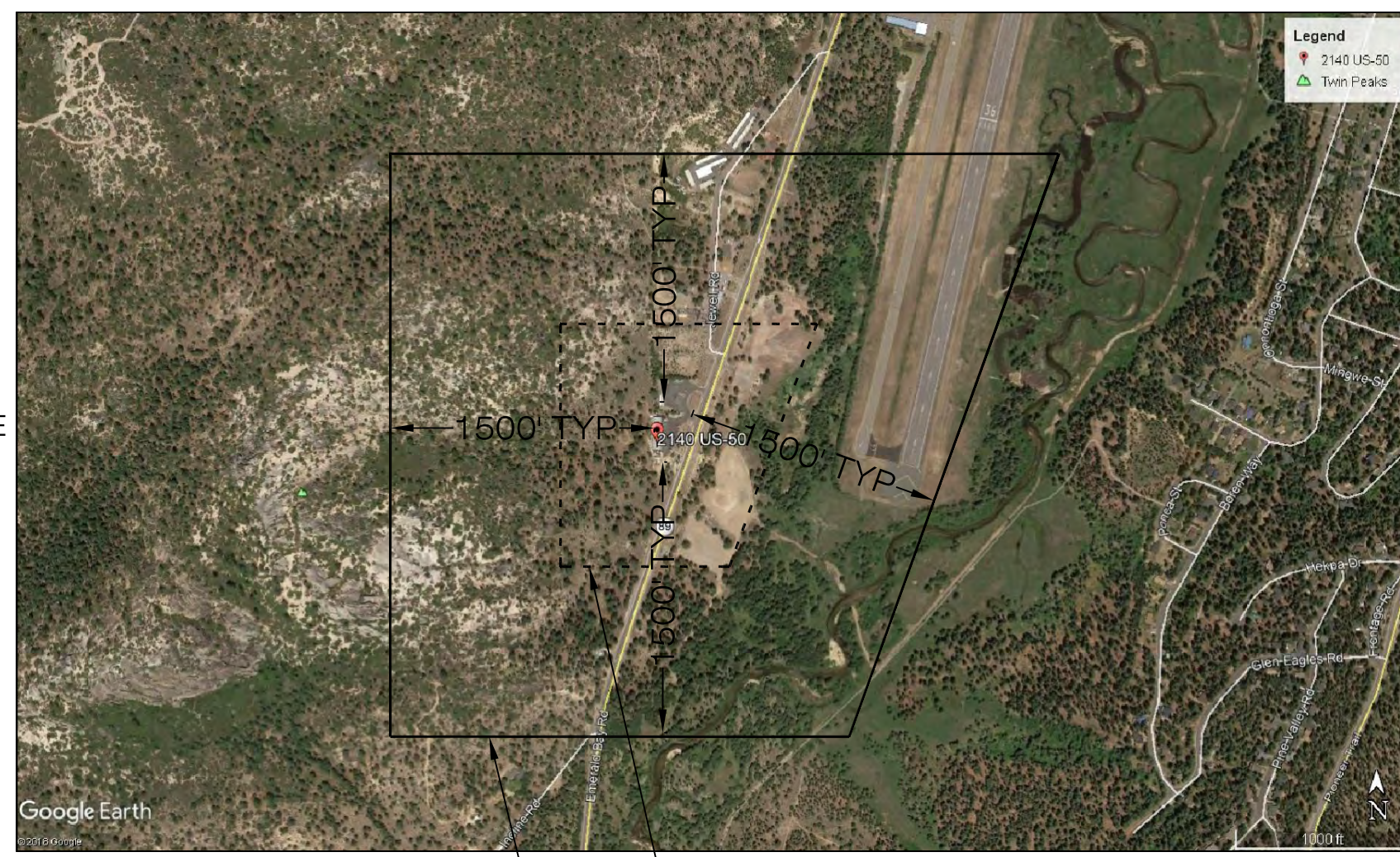


CCUP19-0008
Eldo Lake Investment Commercial Cannabis Retail Storefront
Prepared By Aaron Mount

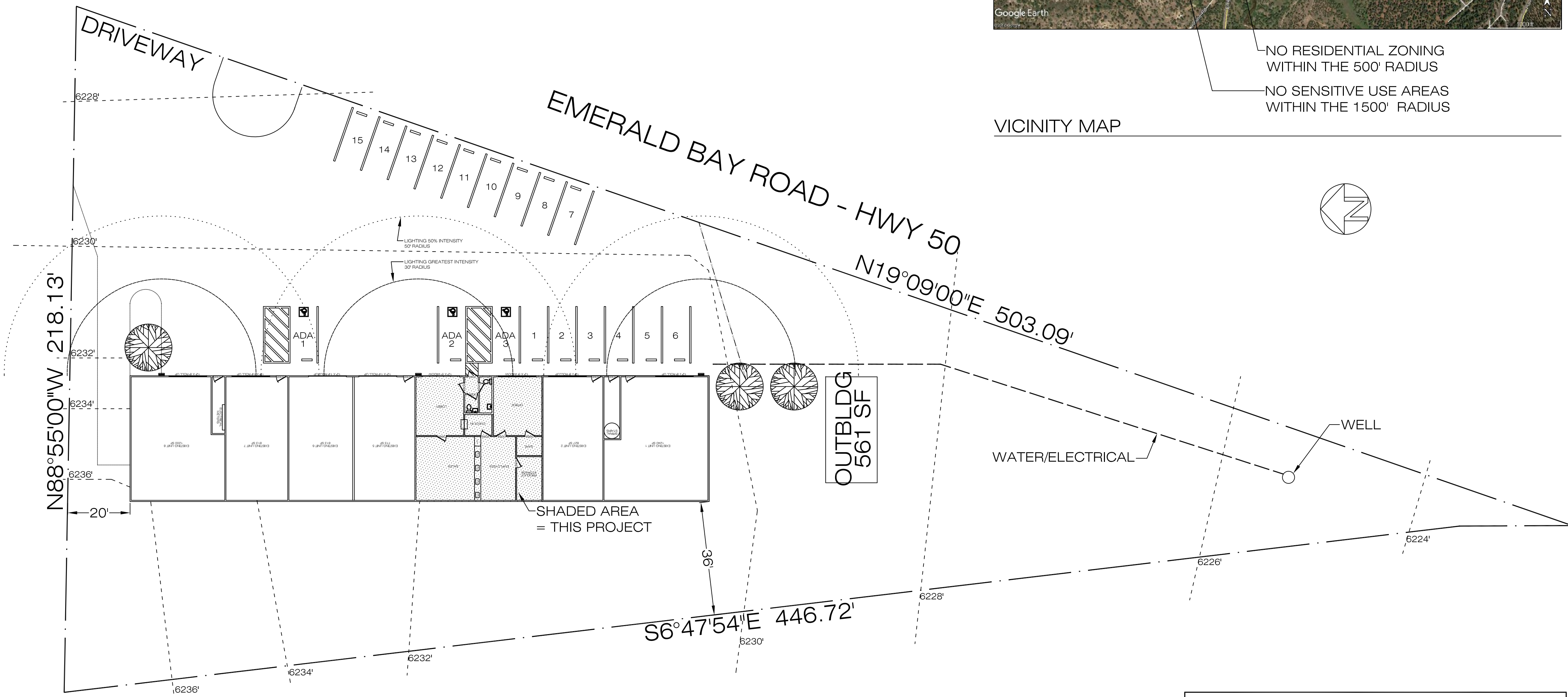
0 0.05 0.1 0.2 Miles

CCUP19-0008 Exhibit H

ADJACENT LAND USES:
 NORTH: COMMERCIAL, UNDEVELOPED OPEN SPACE
 SOUTH: UNDEVELOPED OPEN SPACE
 EAST: UNDEVELOPED OPEN SPACE, AIRPORT
 WEST: UNDEVELOPED OPEN SPACE



VICINITY MAP
 NO RESIDENTIAL ZONING WITHIN THE 500' RADIUS
 NO SENSITIVE USE AREAS WITHIN THE 1500' RADIUS



NOTES:
 Owner:
 David Stalls
 P.O. Bo 1503
 Gardnerville, NV 89410
 Applicant:
 Eldolake Investments, LLC
 2701 K Street, Suite 101A
 Sacramento, CA 95816
 APN: 033-050-023-000
 TOTAL LOT AREA = 51229 SQ. FT. (1.18 ACRES)
 BUILDING FOOTPRINT = 7360 SQ. FT.
 AREA USED FOR DISPENSARY = 1600 SQ. FT.
 TOTAL REGULAR PARKING SPACES = 15
 TOTAL VAN ACCESSIBLE SPACES = 3

Valerie Ehrke Design
 306 5th Street
 P.O. Box 1444
 Arbuckle, CA 95912
 (530) 681-1218

Dispensary
 2140 Highway 50
 South Lake Tahoe, CA 96150

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |
| | |

DRAWN BY: VEE
 DATE: 12-13-19
 PROJECT NO.
 SCALE: 1" = 20'-0"

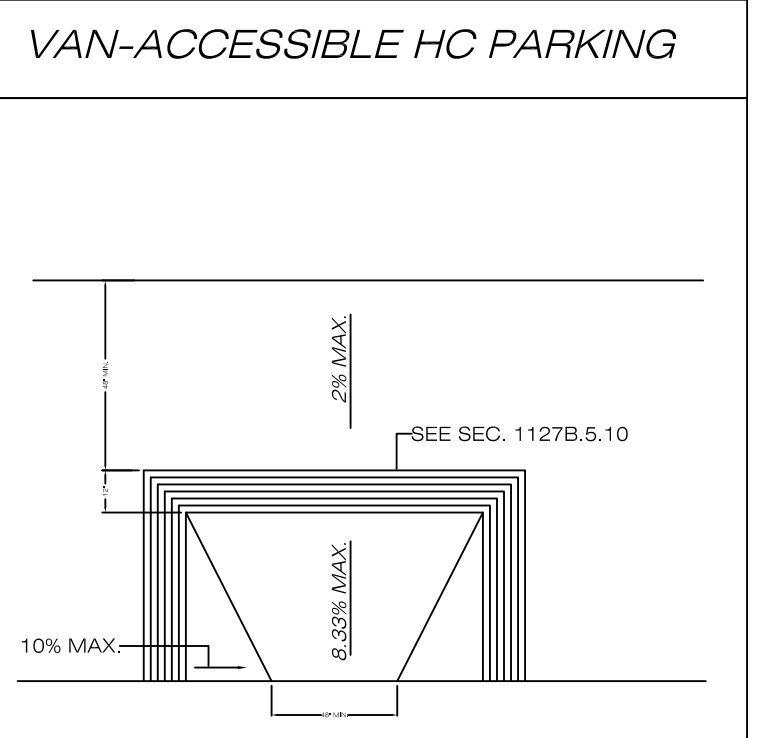
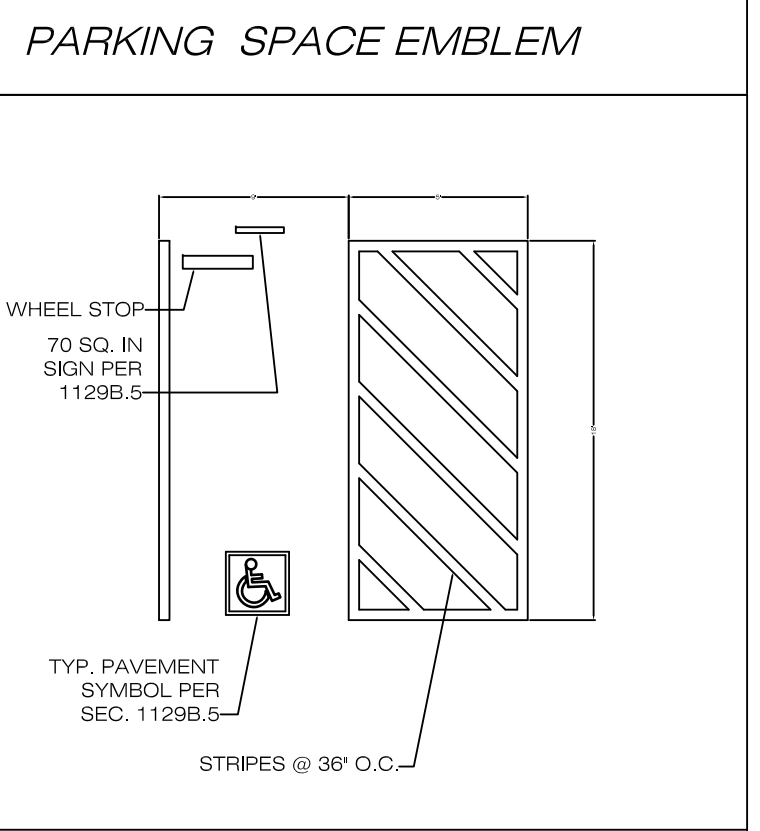
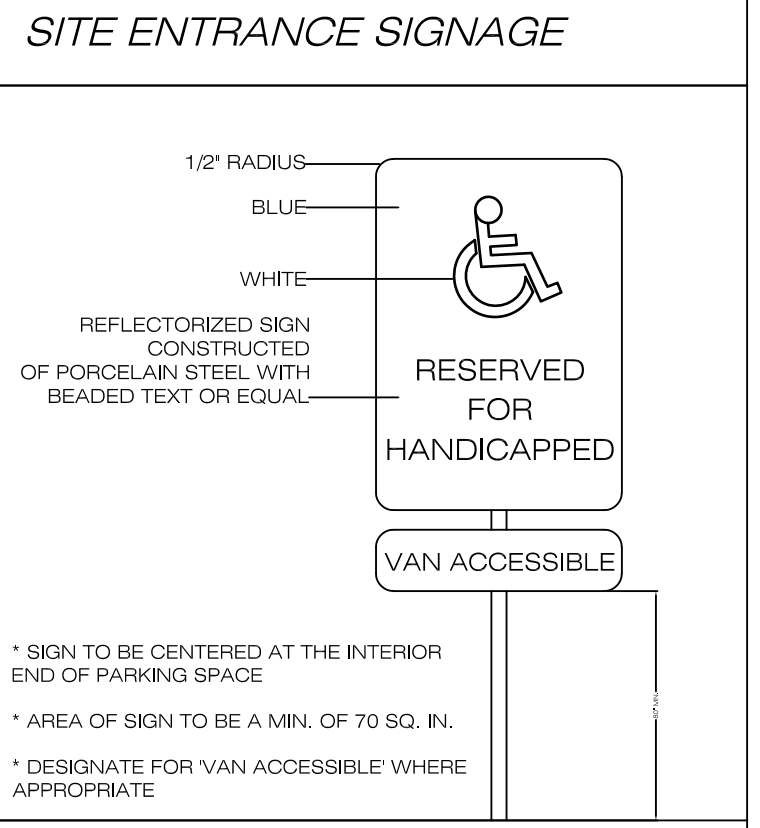
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 SHEET NO.

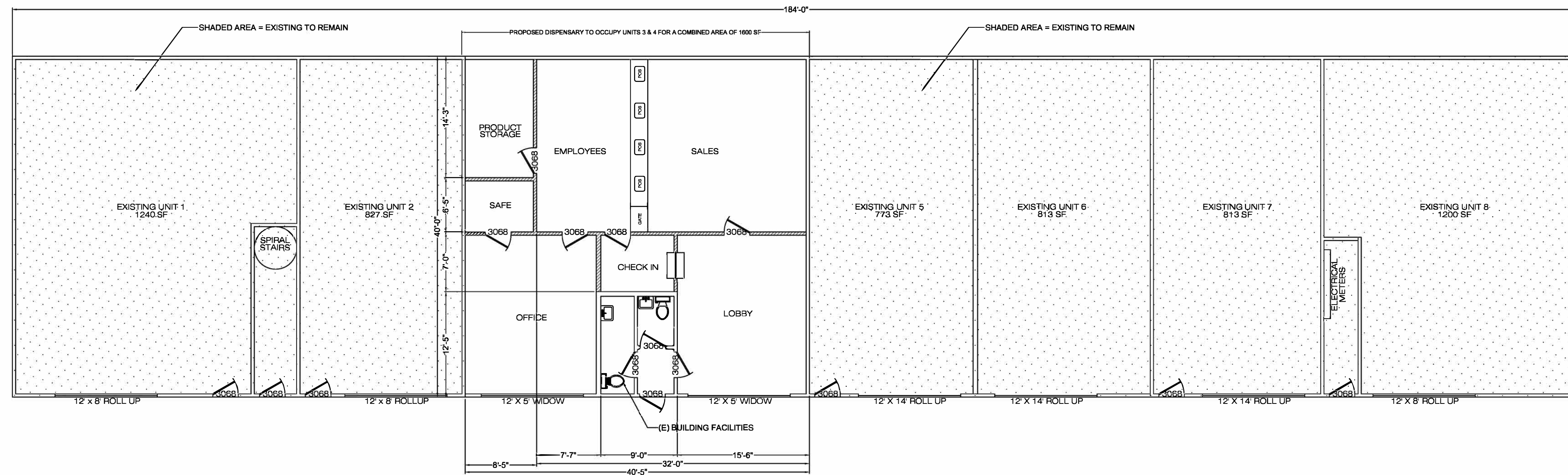
A-1.0

DRAWING INDEX

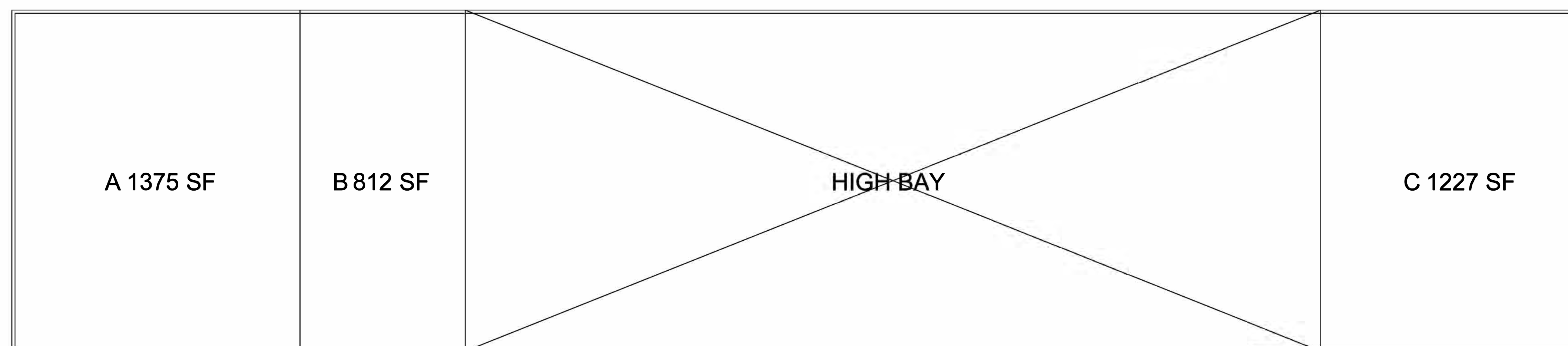
| | |
|-------|---------------|
| A-1.0 | SITE PLAN |
| A-2.1 | FLOOR PLAN |
| A-2.2 | SECURITY PLAN |

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing placards OR LICENSE PLATES ISSUED FOR PERSON WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING THE SHERIFFS OFFICE (530)000-0000. VIOLATION IS IMPOSABLE BY A FINE. APPROPRIATE INFORMATION MUST BE INCLUDED ON SIGN (MIN. OF 1" IN HT.).





PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN TO REMAIN

Valerie Ehrke Design
 306 5th Street
 P.O. Box 1444
 Arbutle, CA 95912
 (530) 681-1218

Dispensary
 2140 Highway 50
 South Lake Tahoe, CA 96150

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|------|-------------|------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

DRAWN BY: VEE
 DATE: 12-13-19
 PROJECT NO.
 SCALE: 1/8" = 1'-0"

△

SHEET NO. A-2.1

| DRAWING INDEX | |
|---------------|---------------|
| A-1.0 | SITE PLAN |
| A-2.1 | FLOOR PLAN |
| A-2.2 | SECURITY PLAN |

CCUP19-0008 Exhibit I



JOHN D'AGOSTINI

SHERIFF - CORONER - PUBLIC ADMINISTRATOR
COUNTY OF EL DORADO
STATE OF CALIFORNIA

March 21st, 2022

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 **Eldo Lake Investments LLC**. 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 **Eldo Lake Investments'** 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.**

Christopher Hester – Owner
Julia Hester – Spouse

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: Tasha Thompson

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"

CCUP19-0008 Exhibit J

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.***



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: CHRIS HESTER Phone #: 916 529 0078
Address: 2701 K ST STE 1014 SACTO, CA 95816 Email: HESTERIKE@gmail.com

Project Information:

Name of Project: CANNABIS RETAIL SOUTH LAKE Planning Number: _____
Project Location: 2140 HIGHWAY 50 Bldg Size: 7620
APN(s): 033-050-21-000 Project Planner: _____
Number of units: 1

Description of Project: (Use, Number of Units, Building Size, etc.)

CONVERTING EXISTING INDUSTRIAL BUILDING WITH AUTO REPAIR SHOP INTO CANNABIS RETAIL STOREFRONT WITH ANCLLLARY DELIVERY.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

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Rev 8/20/18

CCUP19-0008



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,300 square feet or less for shopping center
- 8,600 square feet or less for general office
- 10,000 square feet or less for industrial
- 28,000 square feet or less for warehouse
- 38,000 square feet or less for mini-storage
- 20,000 square feet or less for churches
- 20 or less sites for campgrounds
- 20 or less rooms for hotel/motel/B&B

None apply – a TIS is required with applicable fee.

*Will Not Impact
County Roads*

*228 TRIPS GEN.
PM PEAK
CALTRANS NO
CONCERN EMAIL*

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

[Signature]

CDS Long Range Planning Signature

3-8-20

Date

ADH TS

OSTR waiver approved by:

[Signature]

Department of Transportation Director or Designee

4/14/2020

Date

PRINT

Rev 8/20/18

CCUP19-0008 Exhibit L

116 AIRPORT

PLAN DESIGNATION:

| | |
|--------------------------------|---|
| Land Use Classification | COMMERCIAL/PUBLIC SERVICE |
| Management Strategy | REDIRECTION |
| Special Designation | TDR RECEIVING AREA FOR: 1. Existing Development SCENIC RESTORATION AREA |

DESCRIPTION:

Location: This area includes the airport and surrounding area along Highway 50 and is located on TRPA maps G-19 and G-20.

Existing Uses: This area includes the airport, a concrete batch plant, old borrow areas, and miscellaneous commercial uses. The area is approximately 40 percent built out if the airport runways are excluded.

Existing Environment: The lands are classified 70 percent SEZ, 20 percent low hazard and ten percent high hazard. The area is 20 percent covered with an additional 60 percent disturbed.

PLANNING STATEMENT: This area should be rehabilitated to provide appropriate commercial service. The airport should continue to provide commercial and general aviation service in accordance with the adopted Goals and Policies and environmental constraints.

PLANNING CONSIDERATIONS:

1. There are extensive disturbed areas (Px) which are currently misclassified as high hazard and should be considered for man-modified designations.
2. There are scenic problems associated with the existing commercial area.
3. There are a number of unresolved airport issues, including land capability, general aviation and commercial service levels, and establishment of a noise corridor.

SPECIAL POLICIES:

1. The area west of Highway 50 should be evaluated for a man-modified determination. Areas so designated should be subject to a rehabilitation plan, and mitigation measures should emphasize scenic and disturbed land restoration as a condition of new development.
2. Redirection, including relocation of development or change in use of development on areas which do not meet scenic threshold criteria, should be encouraged.

3. The airport and its surrounding land uses shall be the subject of a cooperative planning effort between the City of South Lake Tahoe, the County of El Dorado, an Airport Land Use Commission (if formed), and TRPA, to the extent authorized by applicable state and federal law. Such joint planning efforts shall be incremental, dealing first with the airport proper and then the allowable surrounding land uses. Such joint planning shall be conducted, where practicable, under memorandums of understanding between the various governmental entities to avoid or minimize any jurisdictional questions.
4. This area should be considered as a multi-modal transportation node.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential Employee housing (S) and multiple family dwelling (S).

Tourist Accommodation Hotels, motels, and other transient dwelling units Accommodation(S).

Commercial Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), personal services (A), professional offices (A), schools - business and vocational (S), secondary storage (S), batch plants (S), food and kindred products (S), fuel and ice dealers (S), industrial services (S), recycling and scrap (S), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (S), warehousing (A), and wholesale and distribution (S).

Public Service Airfields, landing strips and heliports (new non-emergency sites prohibited) (A), cemeteries (S), churches (S), cultural facilities (S), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (S), regional public health and safety facilities (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Day use areas (A), participant sports facilities (S), cross country skiing courses (S), outdoor recreation concessions (S), riding and hiking trails (S), rural sports (S), snowmobile courses (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

| USE | MAXIMUM DENSITY |
|---|------------------------|
| Residential | |
| Employee Housing | 15 units per acre |
| Tourist Accommodation | |
| Hotel, Motel and other Transient Units | |
| • with less than 10% of units with kitchens | 40 units per acre |
| • with 10% or more units with kitchens | 15 units per acre |

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 65 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.[§]

[§] Amended 5/22/02

