

SITE MAP

PROJECT ADDRESS:
31889 CORYDON ROAD
SUITE 170
LAKE ELSINORE, CA 92530

PROJECT DESCRIPTION:

SCCC GROUP SERVICES, INC. MEDICAL CANNABIS BUSINESS WILL BE LOCATED IN AN EASILY ACCESSIBLE LOCATION AT 31889 CORYDON ST., SUITE 170, LAKE ELSINORE, CALIFORNIA. The facility is well positioned and it matches the requirements for a manufacturing site and the ideal picture of a community dispensary store. THE TOTAL AREA OF USE FOR SUITE 170 IS 4925 SF AND WITH DISPENSARY ACCOUNTING FOR 1209 SF (24.55%). THE PROJECT WILL ALSO IMPROVE THE PREMISES FOR LIGHT MANUFACTURING 488 SF (9.91%) AND WHOLESALE/RETAIL DISTRIBUTION ACCOUNTING FOR 180 SF (3.65%). CURBSIDE PICKUP AND RECEIVING WILL TAKE PLACE AT THE BACK OF THE SUITE UTILIZING THE ALLEY DOOR AND ROLL UP DOOR RESPECTIVELY. THE BALANCE OF THE MAIN LEVEL WILL BE IMPROVED FOR PRODUCT STORAGE AND A LARGE PATIENT WAITING ROOM AREA. THE MEZZANINE ABOVE WILL PROVIDE AN EMPLOYEE BREAK AREA, OFFICE, AND CONFERENCE ROOM.

SCCC GROUP SERVICES, INC., JOB CREATION AND RETENTION PLANS INCLUDE 10 DISPENSARY EMPLOYEES, 4 MANUFACTURING EMPLOYEES, AND 3 WHOLESALE/RETAIL DISTRIBUTION EMPLOYEES. OUR WORK FORCE WILL BE WELL TRAINED TO OPERATE WITHIN THE FRAMEWORK OF OUR COMPANY'S CORPORATE CULTURE AND QUALIFIED TO HANDLE THE WIDE RANGE OF PATIENTS THAT WE ARE POSITIONED TO SERVE. SCCC GROUP SERVICES CANNABIS BUSINESS PLANS TO OPERATE A 7 DAYS A WEEK DISPENSARY STORE AT THE LOCAL PERMITTED HOURS.



VICINITY MAP

APPLICANT:
SCCC GROUP SERVICES, INC
3744 E CHAPMAN AVE #2145
ORANGE, CA 92859

PROPERTY OWNER:
ED MANSKE
22861 ROLLING GLEN CT.
MURRIETA, CA 92652

PROPERTY ADDRESS:
31889 CORYDON ROAD
SUITE 170
LAKE ELSINORE, CA 92532

PREPARED BY:
AIS
3744 E CHAPMAN AVE #2145
ORANGE, CA 92859

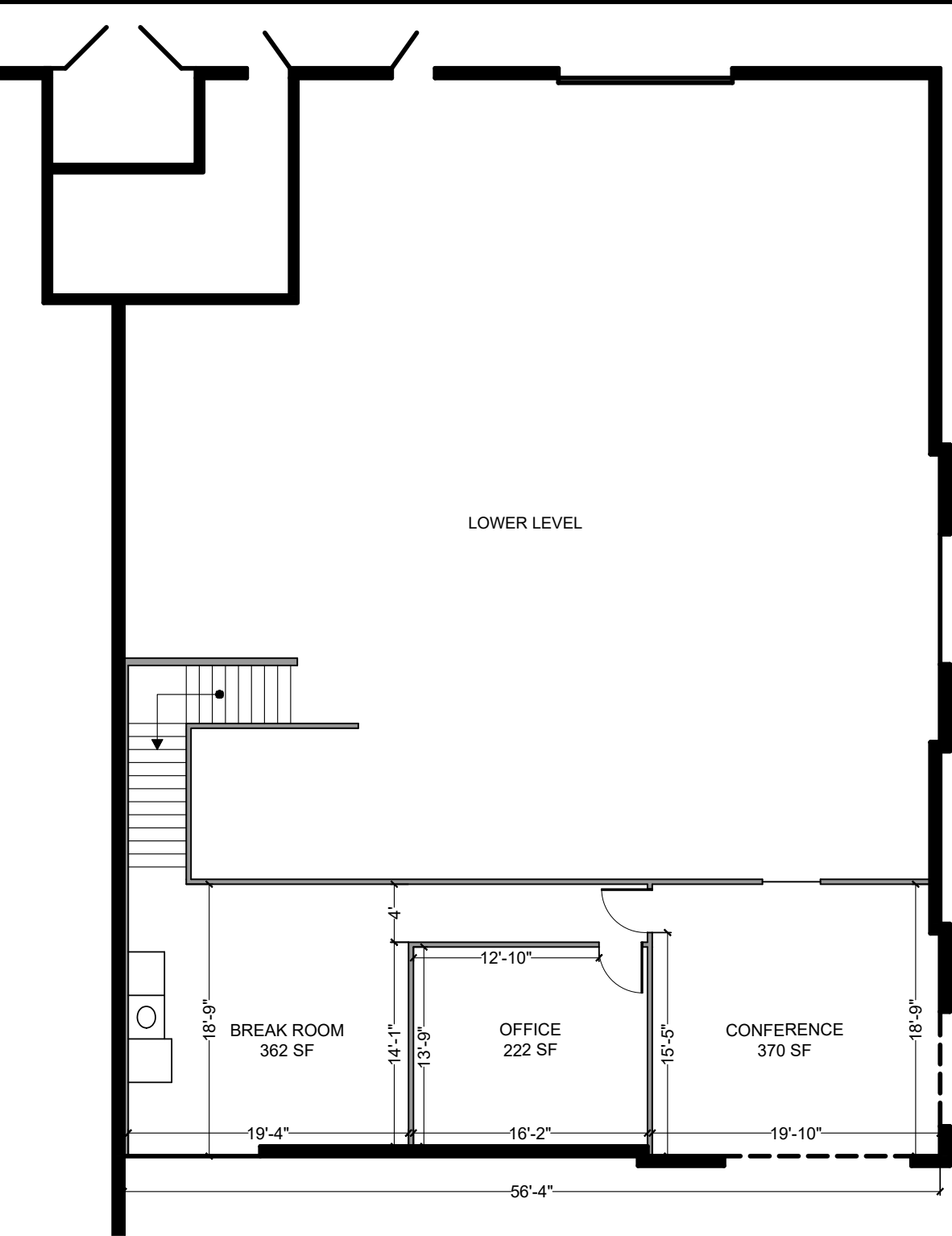
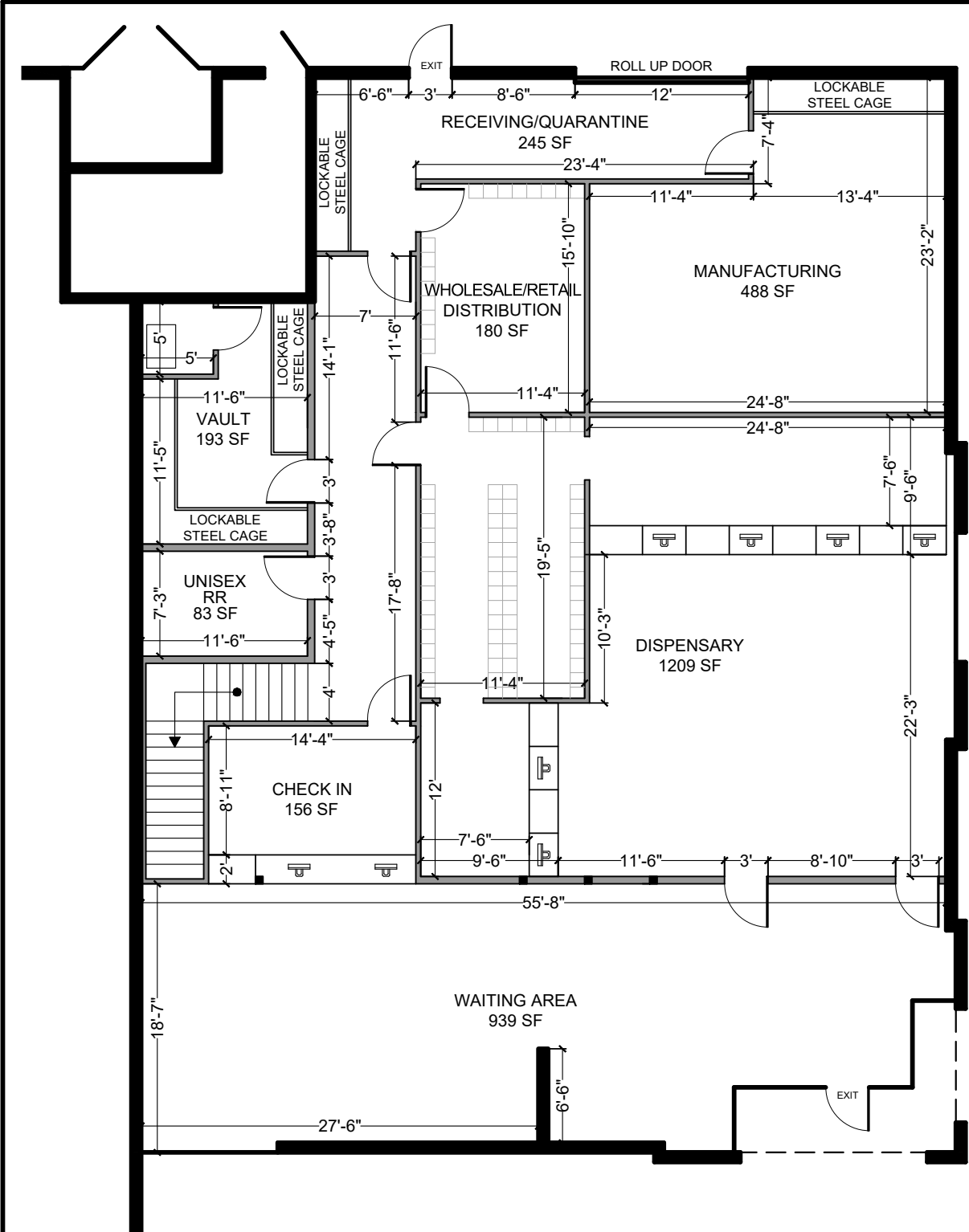


- SHEET INDEX**
- A1.0 TITLE SHEET
 - A2.1 FLOOR PLANS
 - A2.2 SECURITY
 - A2.3 LIMITED ACCESS
 - A2.4 ELEVATIONS
 - A2.5 CURBSIDE PICKUP

NA
SCALE

TITLE SHEET
TITLE

A1.0
SHEET



§5006 and §40105 Premises Diagram
The diagram below shows the boundaries of the property and the proposed premises. Including all doorways, interior walls, rooms, and windows. Limited access areas are shown on Sheet A2.3.

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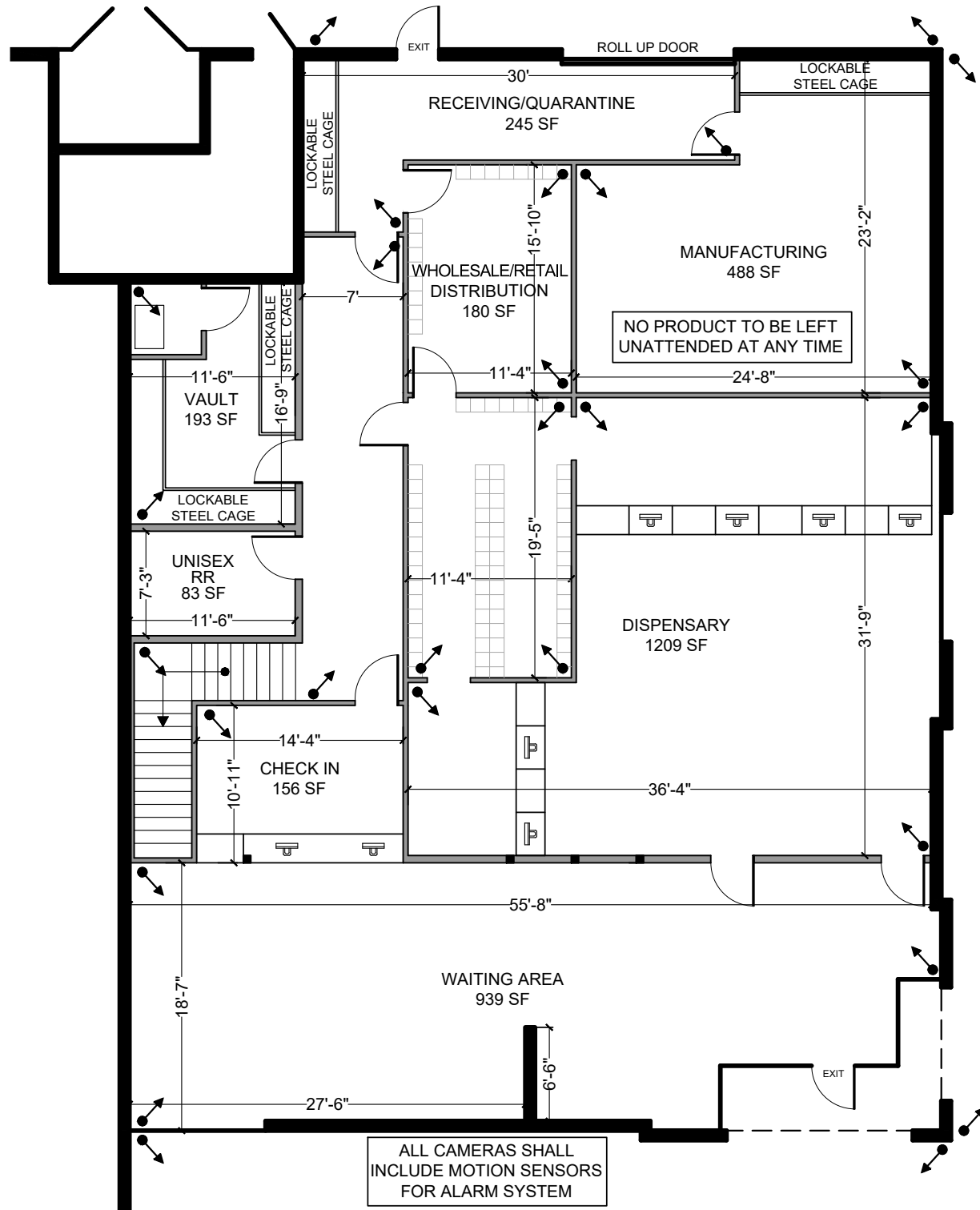
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3/16" = 1'-0"
SCALE

FLOOR PLAN
TITLE

A2.1
SHEET

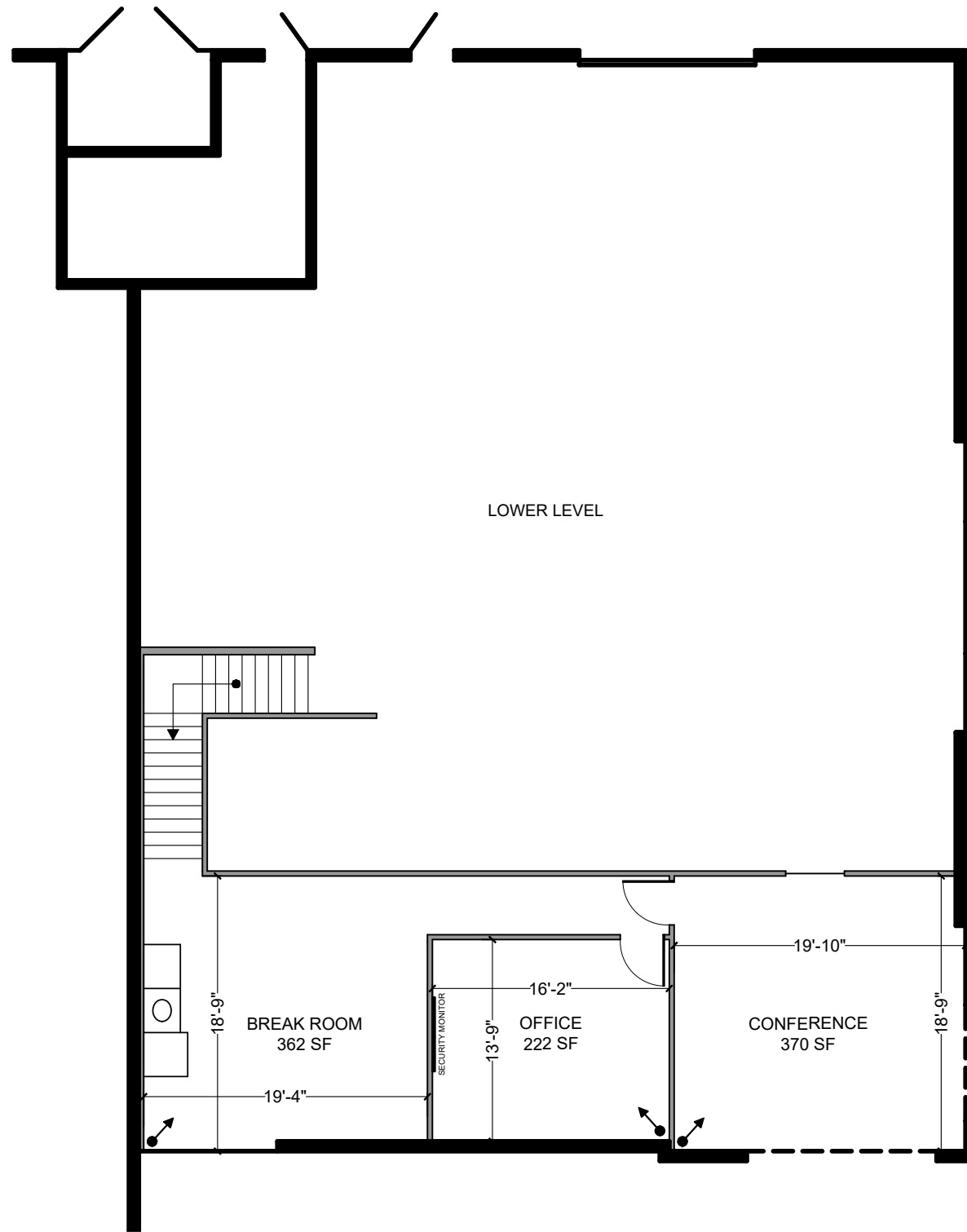


§5047 Alarm System

- (a) SCCC Group Services shall maintain an alarm system as defined in Business and Professions Code section 7590.1(n) at the licensed premises.
- (b) SCCC Group Services shall ensure a licensed alarm company operator or one or more of its registered alarm agents installs, maintains, monitors, and responds to the alarm system.
- (c) Upon request, SCCC Group Services shall make available to the Bureau all information related to the alarm system, monitoring, and alarm activity.

§40205 Video Surveillance

- (a) SCCC Group Services shall have a complete digital video surveillance system with a minimum camera resolution of 1280 × 720 pixels. The video surveillance system shall be able to effectively and clearly record images of the area under surveillance.
- (b) The video surveillance system shall be capable of supporting remote access by SCCC Group Services.
- (c) To the extent reasonably possible, all video surveillance cameras shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.
- (d) Areas that shall be recorded on the video surveillance system include, but are not limited to, the following:
- 1) Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises;
 - 2) Limited-access areas;
 - 3) Security rooms;



- 4) Areas containing surveillance-system storage devices, in which case, at least one camera shall record the access points to such an area; and
- 5) The interior and exterior of all entrances and exits to the premises.
- (e) The surveillance system shall record continuously 24 hours per day and at a minimum of 15 frames per second.
- (f) All recording and monitoring equipment shall be located in secure rooms or areas of the premises in an access-controlled environment.
- (g) All surveillance recordings shall be kept on SCCC Group Services recording device for a minimum of 90 days.
- (h) All video surveillance recordings are subject to inspection by the Department and shall be copied and sent, or otherwise provided, to the Department upon request.
- (i) The video recordings shall display the current date and time of recorded events. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards. The displayed date and time shall not significantly obstruct the view of recorded images.

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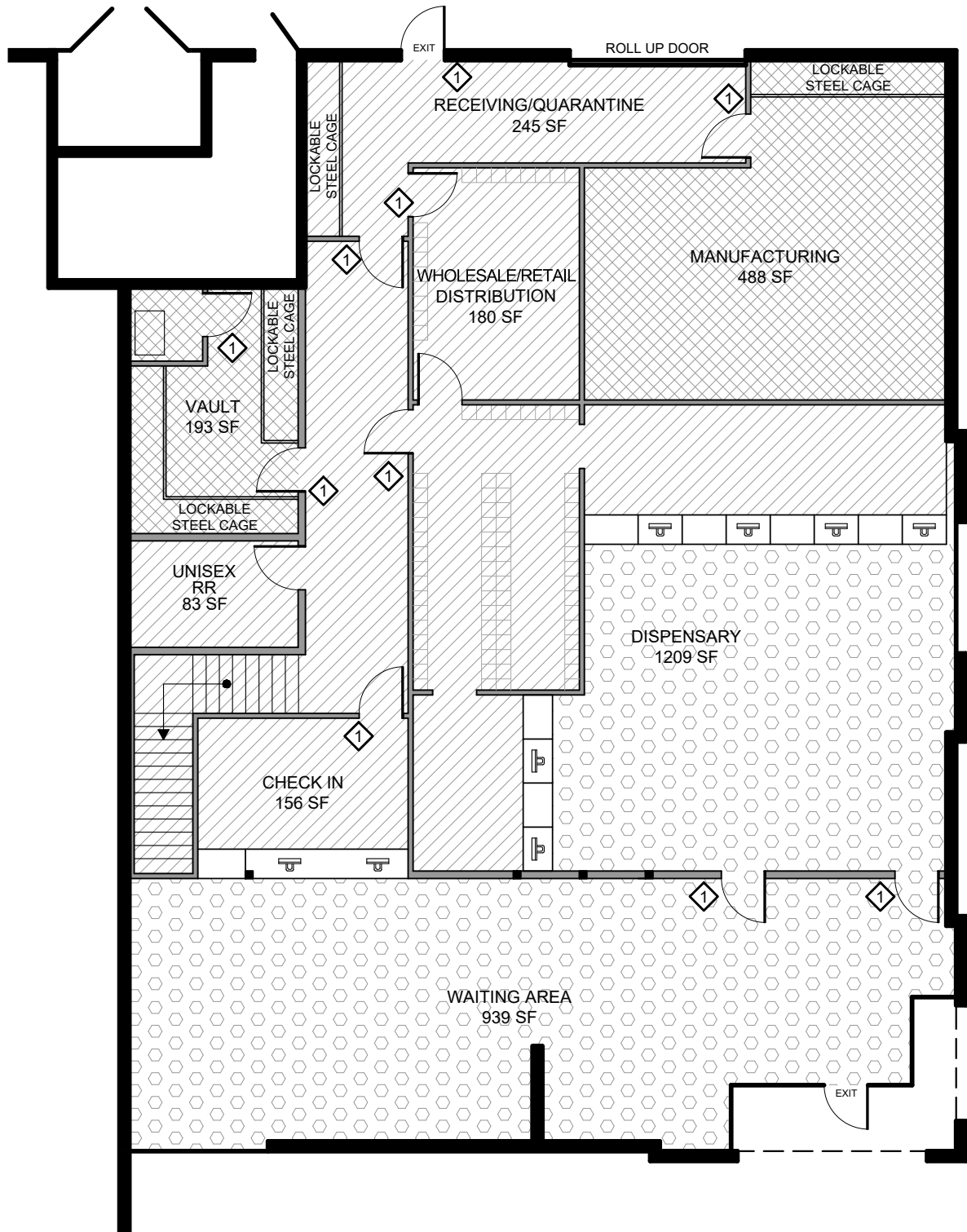
SCALE

SECURITY

TITLE

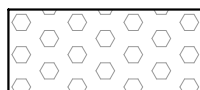
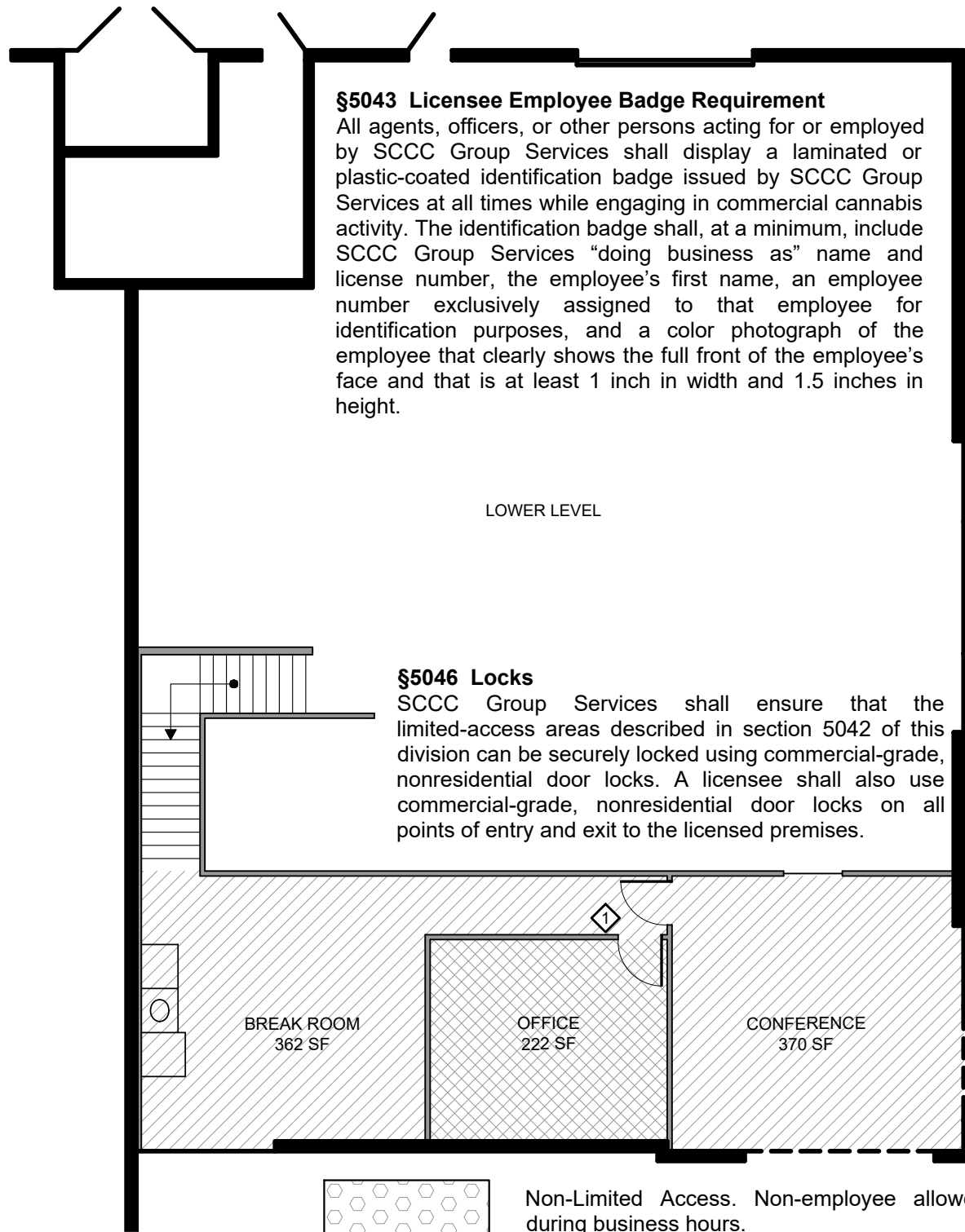
A2.2

SHEET

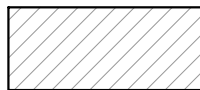


§5042. Limited-Access Areas.

- (a) SCCC Group Services shall ensure that only employees of the licensee and other authorized individuals access the limited-access areas of the licensed premises.
- (b) For the purpose of this section, authorized individuals include outside vendors, contractors, or other individuals conducting business that requires access to the limited-access areas.
- (c) An individual who enters the limited-access area and is not employed by SCCC Group Services shall be escorted by an employee of SCCC Group Services at all times while within the limited-access area.
- (d) SCCC Group Services shall maintain a record of all authorized individuals who are not employees of SCCC Group Services who enter the limited-access areas.
- (e) SCCC Group Services shall not receive consideration or compensation for permitting an individual to enter the limited-access areas.
- (f) Entrances to all limited-access areas shall have a solid door and a lock meeting the requirements of section 5046 of this division. The door shall remain closed when not in use during regular business hours.



Non-Limited Access. Non-employee allowed during business hours.



Limited Access Area. Employee access key required. Security/non-employees allowed with supervision.



Limited Access Area. High level employees only. Employees required additional security clearance to access



Access Card Reader

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SCALE

LIMITED ACCESS

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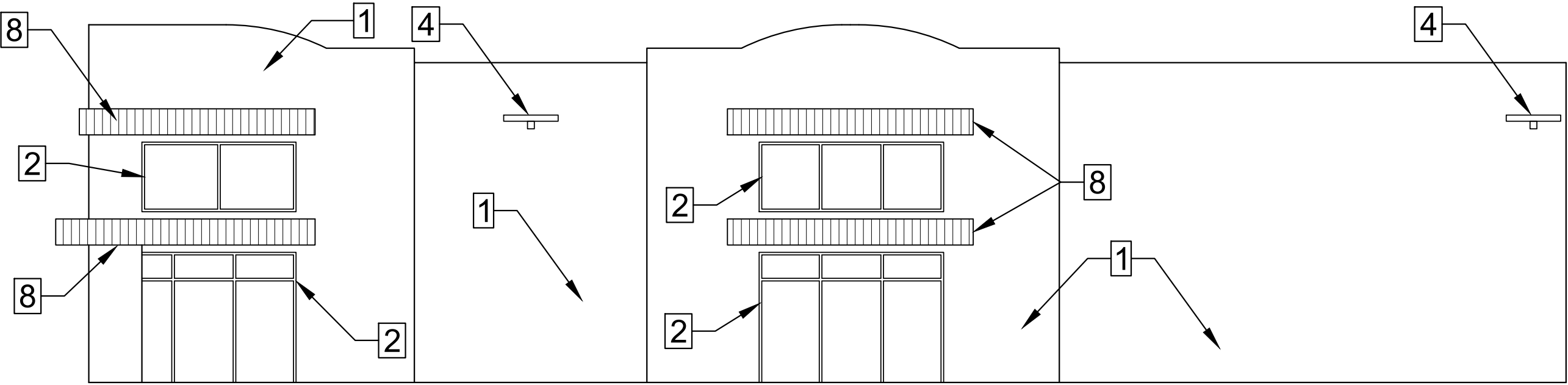
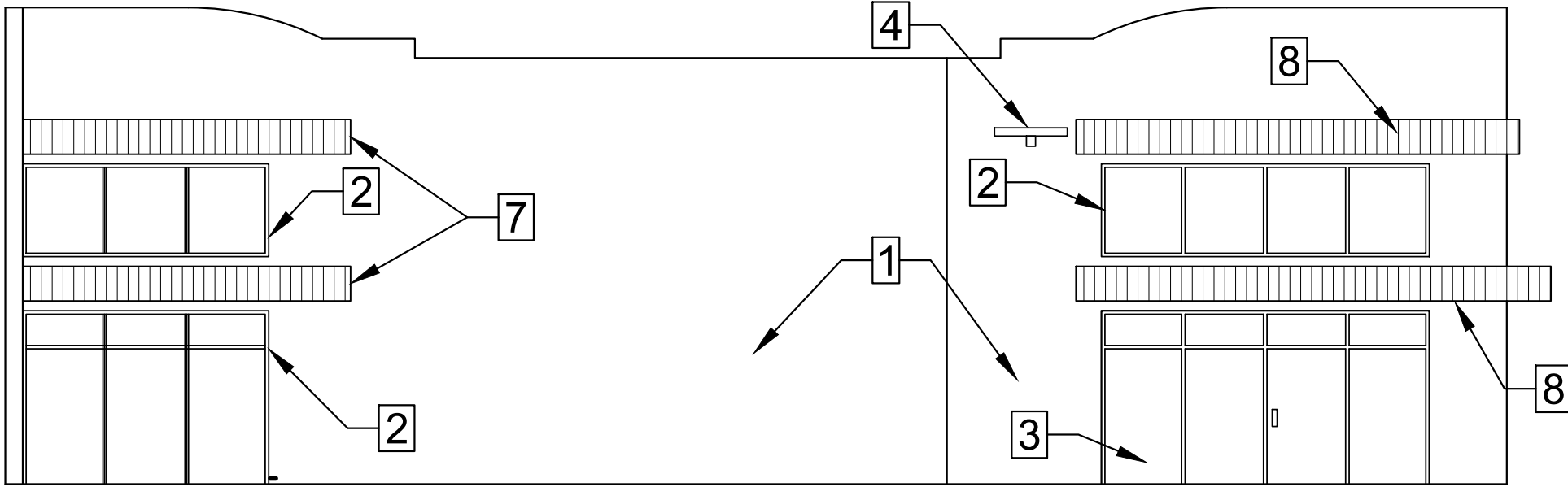
A2.3

SHEET

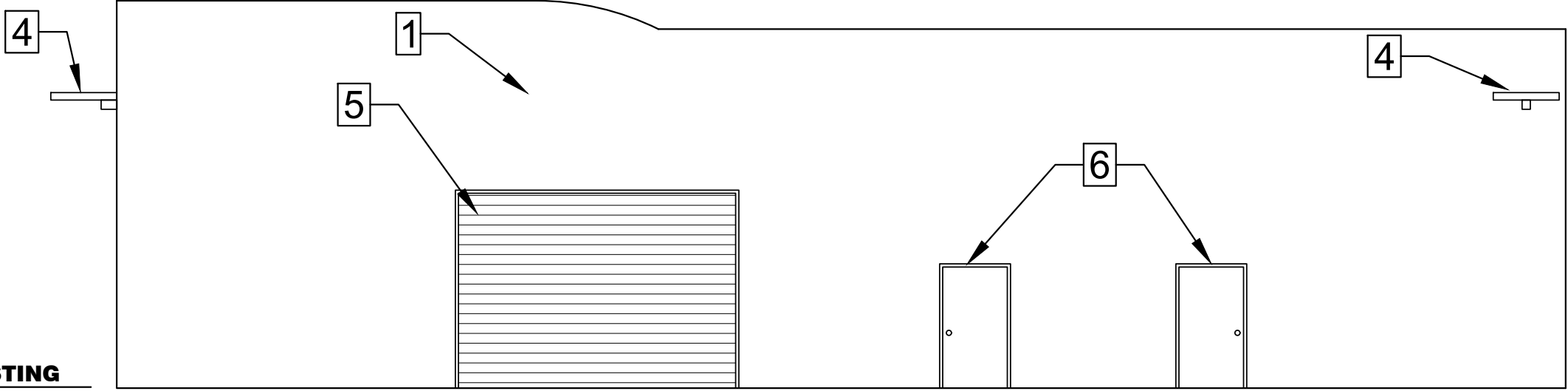
ELEVATION KEYNOTES

- 1) EXISTING CONCRETE FINISH PAINTED WHITE,
- 2) EXISTING GLASS WINDOW.
- 3) EXISTING GLASS WINDOW WITH DOOR.
- 4) EXISTING WALL MOUNTED LIGHTING FIXTURE.
- 5) EXISTING ROLL UP DOOR.
- 6) EXISTING METAL DOOR.
- 7) EXISTING METAL FINISH PAINTED SILVER.
- 8) PROPOSED DIGITAL SIGNAGE.

① **SOUTH ELEVATION - EXISTING**



② **EAST ELEVATION - EXISTING**



③ **NORTH ELEVATION - EXISTING**

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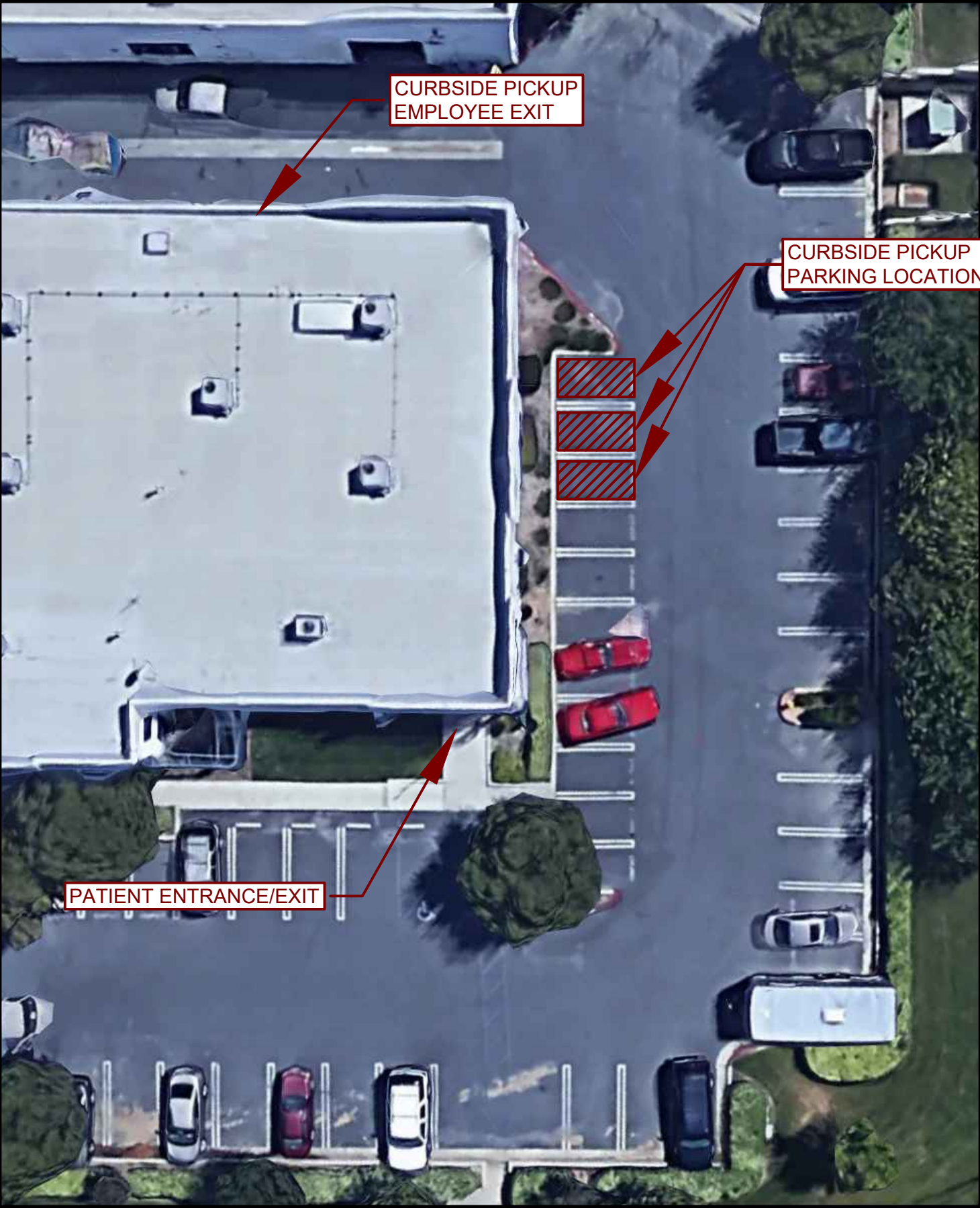
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NA
SCALE
CURBSIDE PICKUP
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