

**Lakeland Village Advisory Council  
Presentation for the Cannabis Retailer CUP  
by Nibble This - Lake Elsinore, LLC,  
d.b.a. CATALYST - Lake Elsinore**

**CATALYST**  
CANNABIS CO.

**August 26, 2020**

Presentation available at: [bit.ly/CATALYSTLakeElsinorePresentation](https://bit.ly/CATALYSTLakeElsinorePresentation)

# CATALYST - Lake Elsinore

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**Who We Are:** CATALYST - Lake Elsinore is a joint venture bringing together, seasoned local professional, Raquel Origel, boasting nearly 20 years of experience in SOX Compliance, Accounting, and Human Resources and local business and property owner, Clyde Brunner

**Our Mission:** To establish and operate an all-inclusive, elevated cannabis storefront retailer that is custom-tailored and completely integrative with the local community at 17139 Grand Avenue

**What is CATALYST:** CATALYST is a successful cannabis brand with multiple active cannabis retailer locations in Southern California whose owners are allowing us to use the brand in unincorporated Lake Elsinore—we believe using an established brand such as CATALYST will help our cannabis retailer gain market share more quickly and increase its purchasing power with cannabis suppliers

# CATALYST - Belmont Shore

- Opened in 2017, and previously branded as Connected, CATALYST - Belmont Shore is located right on Second Street in Long Beach, which is well known for its upscale shops and boutiques
- Cannabis storefront retailer highlights:
  - Address: 5227 E. 2nd Street, Long Beach, CA 90803
  - Open since: October 2017
  - State License #: C10-0000227-LIC
  - 2019 annual revenue: \$4.87M
  - Projected 2020 revenue: \$8.86M



# ***CATALYST - Cherry***

- Also previously branded as Connected, right off Interstate 405 in Long Beach, CATALYST - Cherry is visible to an estimated 379,000 vehicles passing by each day
- **Cannabis storefront retailer highlights:**
  - Address: 3170 Cherry Avenue, Long Beach, CA 90807
  - Open since: October 2018
  - State License #: C10-0000525-LIC
  - 2019 annual revenue: \$4.60M
  - Projected 2020 revenue: \$10.54M



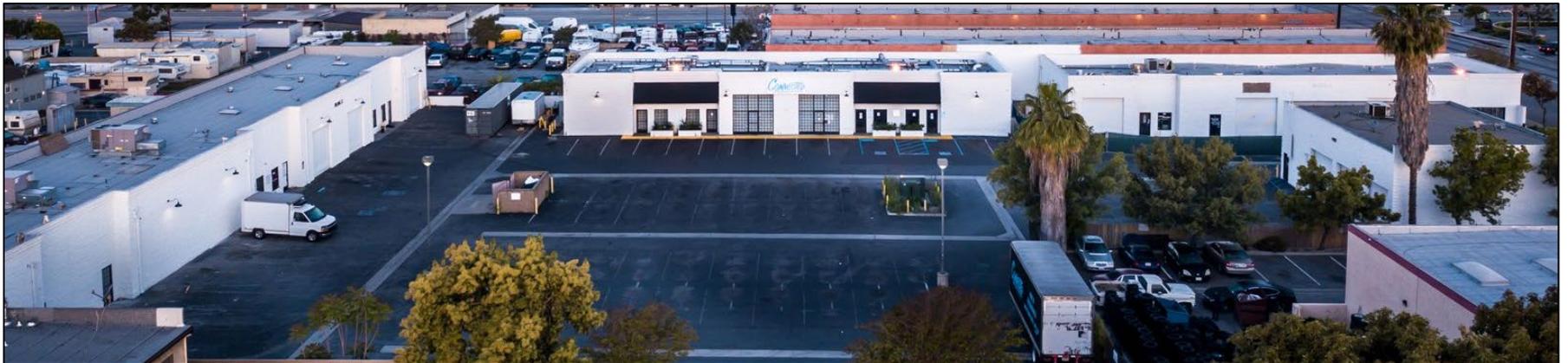
# CATALYST - Santa Ana

- Another prior Connected storefront retailer, CATALYST - Santa Ana serving a wide range of customers from all over Orange County
- Cannabis storefront retailer highlights:
  - Address: 2400 Pullman Street, Santa Ana, CA 92705
  - Open since: April 2017
  - State License #: C10-0000230-LIC
  - 2019 annual revenue: \$3.13M
  - Projected 2020 revenue: \$9.89M



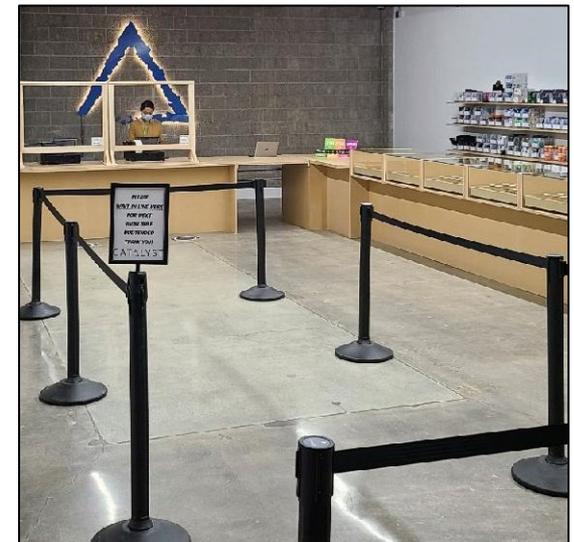
# ***CATALYST - Bellflower***

- **CATALYST - Bellflower (also formerly Connected) is part of a retail automotive center being converted into a regional cannabis distribution hub**
- **Cannabis storefront retailer highlights:**
  - Address: 9032 Artesia Boulevard, Bldg. B, Bellflower, CA 90706
  - Open since: May 2019
  - State License #: C10-0000376-LIC
  - 2019 annual revenue: \$985K
  - Projected 2020 revenue: \$10.94M



# CATALYST - Eastside

- As part of a wider brand conversion of SoCal Connected's storefront retailer operations, the first CATALYST-branded store opened in June 2020 on the Eastside of Long Beach
- Cannabis storefront retailer highlights:
  - Address: 2115 E. 10th Street, Long Beach, CA 90804
  - State License #: C10-0000364-LIC
  - Projected 2020 revenue: \$3.22M



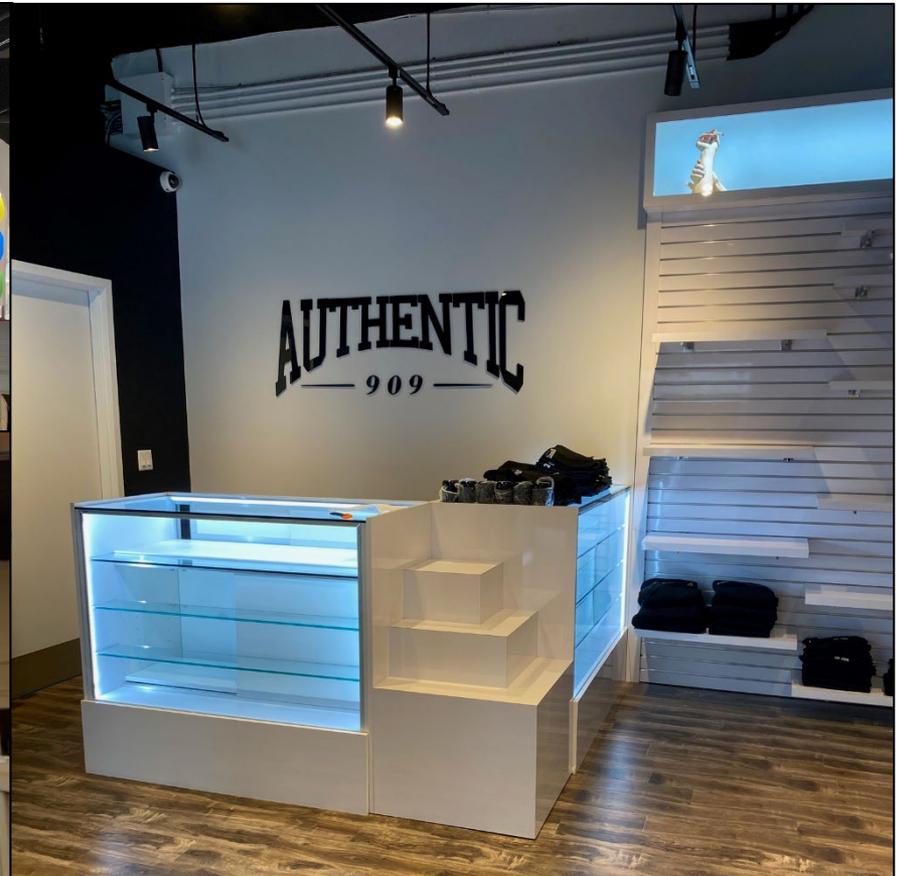
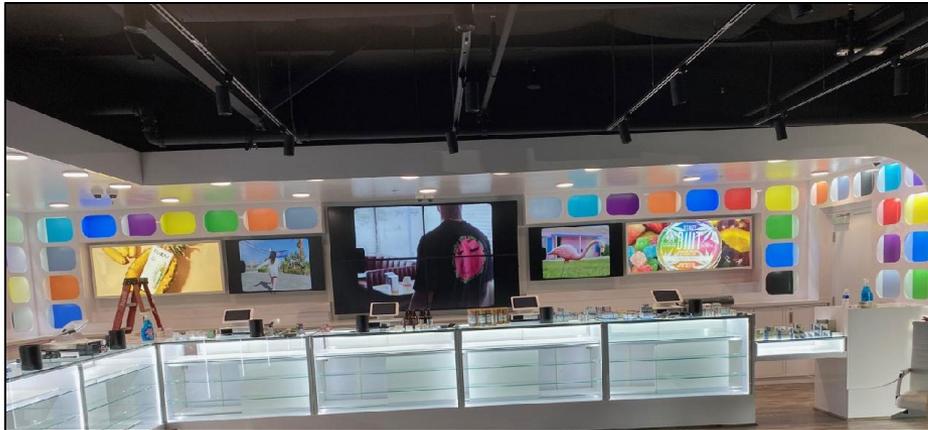
# Raquel Origel, Member / Owner & Manager

- **Raquel Origel was born and raised in Riverside County; with humble beginnings, she grew-up in Blythe with her parents who were immigrant field workers**
- **Ms. Origel has managed several successful ventures and, in early 2018, she transitioned to the cannabis industry as a way to fuel her entrepreneurial spirit**
  - Raquel was awarded two microbusiness licenses in San Bernardino with one of those licenses set to open for retailer operations on August 27th
- **Raquel is a member of several Inland Empire Chamber of Commerce chapters, local philanthropic organizations, and the Inland Empire Chapter of the National Latina Business Women Association**



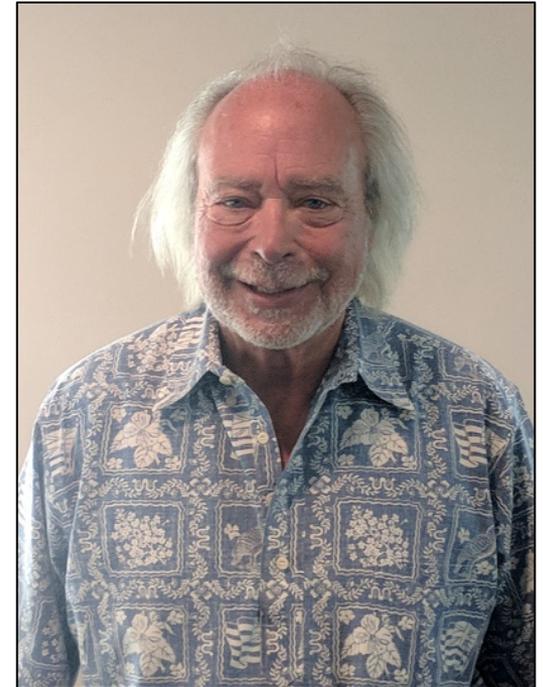
# ***Authentic 909 - San Bernardino***

- **Raquel's microbusiness at 1181 S. E Street in San Bernardino is set to open for retailer operations as Authentic 909 on August 27th**



# Clyde Brunner, Member / Owner

- **Clyde Brunner is a very successful business and property owner in in Lake Elsinore as the sole founder and owner of Brookstone Landing, Inc., and Niguel Home Center, Inc.**
  - Clyde has owned three commercial properties in Lake Elsinore since 2000, including Brookstone Landing on Riverside Drive and Lakeland Plaza on Grand Avenue in Lake Elsinore
- **Clyde prides himself on keeping all his commercial and residential properties landscaped and appealing to businesses**
  - Clyde donated a furnished suite at Brookstone Landing Shopping Center to serve as an away station for the Riverside County Sheriff's Department for five years and received a recognition from the City of Lake Elsinore for his service to the community



# ***City of Lake Elsinore Proclamation***

## *City of Lake Elsinore Proclamation*

**WHEREAS**, the support and dedication of the citizens and businesses owners of a City lend strength to the structure of that City to make a better place to live and shop for all its citizens; and

**WHEREAS**, Mr. Clyde Brunner, President and Manager of Brookstone Landing, Inc., identified a need for a commercial oriented police facility and through his dedication and generosity donated an office store front, phones and utilities to facilitate a City of Lake Elsinore Police/Riverside County Sheriff's Department sub-station which had a Grand Opening on February 1, 2000, and

# **Operations Plan**

## **Statement of Operation**

**Our Company will establish and operate a cannabis storefront retailer at 17139 Grand Avenue pursuant to a CUP / Development Agreement entered with the County, and conduct the following activities:**

- 1. Our Company will purchase, from licensed distributors, finished cannabis and cannabis products that have undergone the quality assurance, inspection, and testing procedures contained in Section 26110 of the California Business and Professions Code; and**
- 2. Our Company will offer cannabis products for retail sale to customers and qualified patients (i) at 17139 Grand Avenue and (ii) via delivery vehicles originating from 17139 Grand Avenue**

# Storefront Retailer Operational Layout

## A. Order Processing Room

- Used for securely staging, loading, and unloading orders of cannabis products, cash, and any other supplies and equipment to and from the storefront off of and onto transportation vehicles
- Used for staging and breaking down of cannabis products prior to retail sale to customers in the Sales Area or via delivery vehicles

## B. Cannabis Secure Storage

- Used to securely store (i) finished cannabis products and (ii) cannabis prior to disposal, destruction, or return to a licensed distributor

## C. Customer Entrance & Lobby

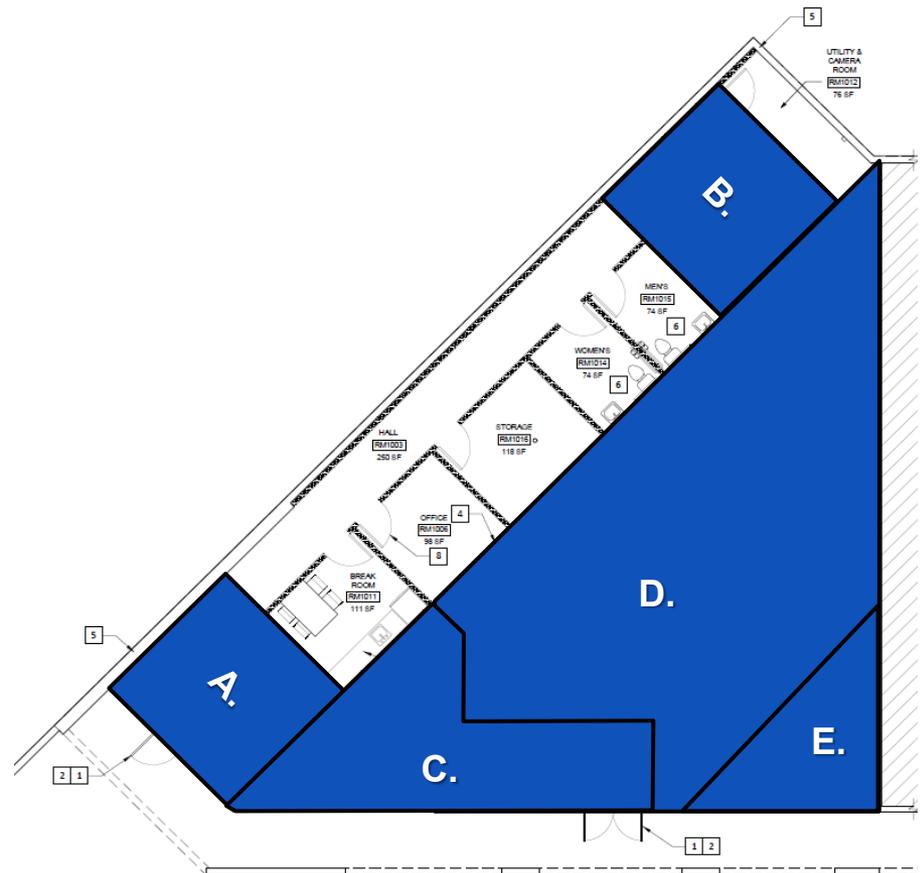
- A secure waiting-area for the public to enter the storefront and for validation of status

## D. Customer Sales Area

- A sales floor for securely displaying cannabis products for observation and limited and/or supervised interaction (smelling, etc.)

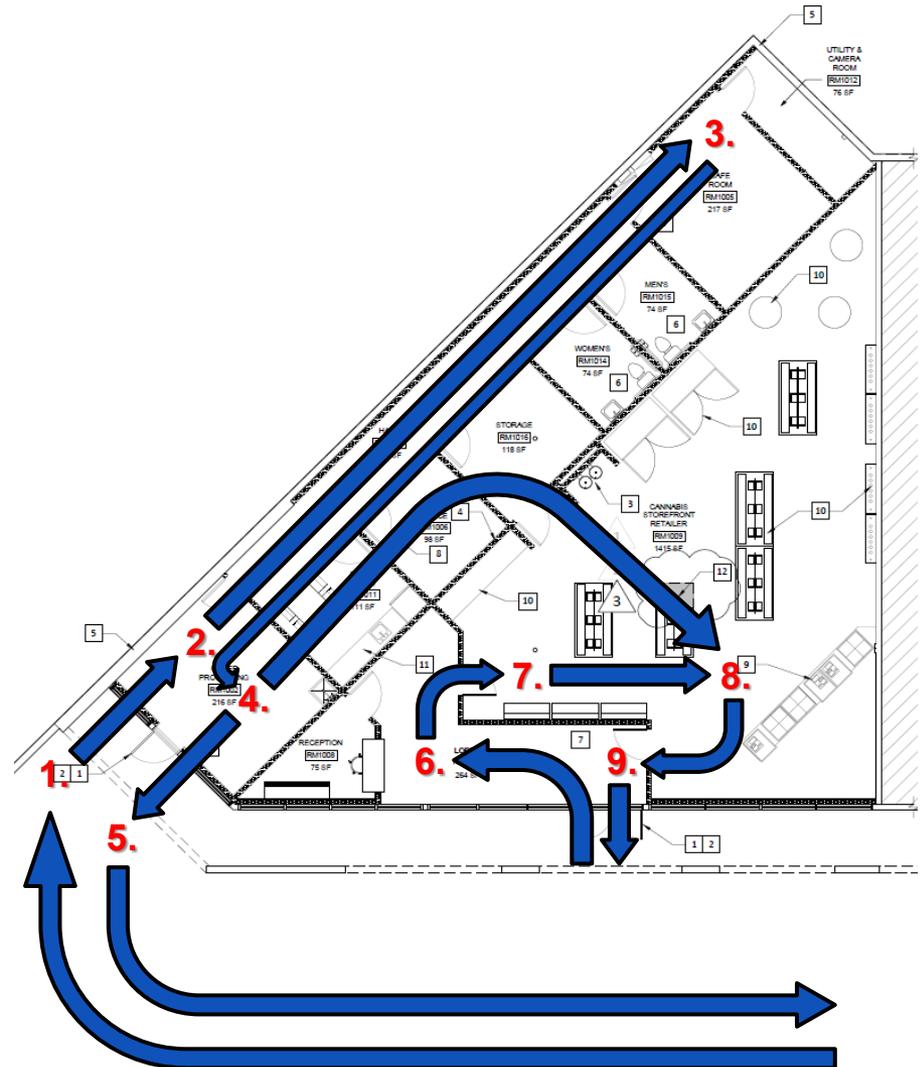
## E. Point-of-Sale Stations

- Contains secure points-of-sale from which customers purchase and take orders of cannabis products; used for the intake of adulterated cannabis from customers



# Storefront Retailer Operational Flowchart

1. Following security checks, transportation vehicles of licensed distributors approach the storefront retailer
2. Distribution personnel enter the Order Processing Room and our employees offload cannabis products
3. Our employees transfer cannabis products from the Order Processing Room to Cannabis Secure Storage
4. After verifying that cannabis products have (i) passed quality assurance and inspection procedures and (ii) been issued a certificate of analysis, our employees transfer the cannabis products from Cannabis Secure Storage to the Order Processing Room for: (i) staging prior to display and sale on the Sales Area and (ii) order assembly and processing
5. Our employees transfer assembled and processed orders of cannabis products from the Order Processing Room to delivery vehicles for retail sale
6. Customers enter the storefront via the Lobby, and our employees verify the status of customers
7. Validated customers enter the Sales Area
8. At the Point-of-Sale Stations, validated customers (i) purchase and take possession cannabis products at or (ii) return cannabis that may be adulterated
9. After finishing their purpose for visiting, customers are securely allowed to exit the storefront retailer



# ***Cash Handling Procedures***

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- **Many transactions at our storefront retailer will be conducted in cash so our Company has developed special procedures**
- **Our Company will have all cash in locked fire and waterproof safes inside a secure vault accessible only with a key code**
  - The safes will be monitored 24/7 with a camera and our alarm monitoring
- **Prior to opening and closing for business each day, our Onsite Manager who has access to the cash safes and a witness will remove the cash, count out the cash, and sign off on a receipt with date, time amount, and name and signature**
- **Our Company has access to banks and banking through its use of ATMs that customer often use for cash transactions**

# ***Labor & Employment Practices***

- **Our Company is deeply committed to its employees and will proudly operate its storefront retailers with UFCW employees code**
  - All CATALYST storefront retailers operate under a collective bargaining agreement (“CBA”) with UFCW, and Raquel Origel and UFCW 1167 are presently negotiating a CBA for Authentic 909 - San Bernardino
- **Our Company has specifically set forth the following policies:**
  - *Living Wage* – Our Company uses the following benchmark for the definition of “living wage”: 200% of the Federal Poverty Level for a family of two (currently, \$17,240.00, which x 2 = \$34,480.00)
  - *Local Hiring* – Our Company has set a goal that at least 90% of its employees will be Riverside County residents



# **Security Plan / Procedures**

***Emergency Contact*** – Member / Owner & Manager Raquel Origel ((714) 615-1049; [rorigel@gmail.com](mailto:rorigel@gmail.com))

***Security Consultant*** – We hired Cliff Mason, Reliant Consulting and Training, a 29-year veteran of the Riverside Police Department and previous President of the Riverside Police Officer’s Association (referred through our community outreach to address local issues)

***Diversion Prevention*** – Cannabis products will only be procured from companies operating in compliance with all laws and regulations and all cannabis products are in the track-and-trace system

***21+ Access & Employment*** – All IDs of anyone accessing the premises are scanned using professional ID scanners

***Security Guards*** – There will always be at least two licensed security guards during hours of operation at our storefront retailer

# **Security Plan / Procedures, cont'd**

***Anti-Loitering*** – Security will make hourly rounds of the building to ensure no loitering and check cameras when not making rounds

***Video Surveillance*** – HD cameras at all points of entry, points of sale, and storage areas of cash and cannabis products, and all cameras shall be set to record continuously, 24 hours per day, 7 days per week at 15 frames per second, and be stored for at least 90 days

***Physical Security*** – The following measures in place: (i) PIR motion detectors with video clips, (ii) door contacts on all pedestrian / roll-up doors, (iii) glass break window sensors, (iv) panic buttons, (v) fortified security doors, (vi) electronic door locks, (viii) vault door for cannabis and currency storage, and (ix) adequate lighting

***Alarms*** – A security alarm operated, maintained, and monitored in real time 24/7/365 by Barton Integration (ACO 7801), including magnetic door contacts, PIR motion detectors, and panic buttons at strategic locations with direct notification to the Riverside County Sheriff

# **Security Plan / Procedures, cont'd**

***Secure Storage*** – Cannabis products / cash stored in the Secure Storage Vault Room only accessible by authorized personnel with a proximity key code; all codes to the Vault Room will be updated immediately if an employee that had the code is terminated or quits

***Video Surveillance*** – Employees to be trained in security and safety procedures, to include escape routes, emergency notification, instructions on activating the alarm system, how and when to use a fire extinguisher, and what should be done after evacuating a building (at least annually, a fire drill will be carried out)

***County Sheriff Interaction*** – A Regulatory Compliance Program that includes a close working relationship with the Sheriff's Department and includes (i) one monthly meeting with our Community Liaison and the County and the Sheriff's Department and (ii) 24-hour notification for theft, criminal activity, or suspected criminal activity

# Security Premises Diagram

## KEYNOTE LEGEND

1	EXIT WIDTH 70". MAXIMUM EXIT OCCUPANT LOAD = 232 OCCUPANTS (33.6" = .3 X 230 OCC)
2	EXIT WIDTH 36". MAXIMUM EXIT OCCUPANT LOAD = 112 OCCUPANTS (33.6" = .3 X 112 OCC)
3	LIMITED ACCESS DOOR.
4	LIMITED ACCESS PERIMETER LINE.
5	SECURITY CAMERAS.

## KEYNOTES - SECURITY

CAMERAS SHALL BE DAY/NIGHT CAPABLE WITH A RESOLUTION OF NO LESS THAN TWO (2) MEGAPIXELS AND A MINIMUM FRAME RATE OF 15 FRAMES PER SECOND.

0 CAMERA - INTERIOR PAN-TILT-ZOOM.

IN THE EVENT THAT ANY PORTION OF THE ALARM SYSTEM IS INOPERABLE, THE FACILITY SHALL BE STAFFER AT ALL TIMES UNTIL THE ALARM SYSTEM IS FULLY FUNCTIONAL.

RECORDED VIDEO ASSESSMENT AND SURVEILLANCE SYSTEM (VASS) SHALL BE EMPLOYED.

CAMERAS AND VASS STORAGE SHALL BE DIGITAL HIGH DEFINITION OR BETTER, SET TO HIGH QUALITY SETTINGS.

VASS STORAGE SHALL BE KEPT OFF-SITE OR IN A SECURED AREA ACCESSIBLE ONLY TO MANAGEMENT

VASS SHALL BE EQUIPPED WITH A BATTERY BACK-UP WITH AT LEAST 24 HOURS OF STAND-BY TIME IN CASE OF POWER FAILURE.

VASS SHALL SUPPORT STANDARD MPEG FORMATS.

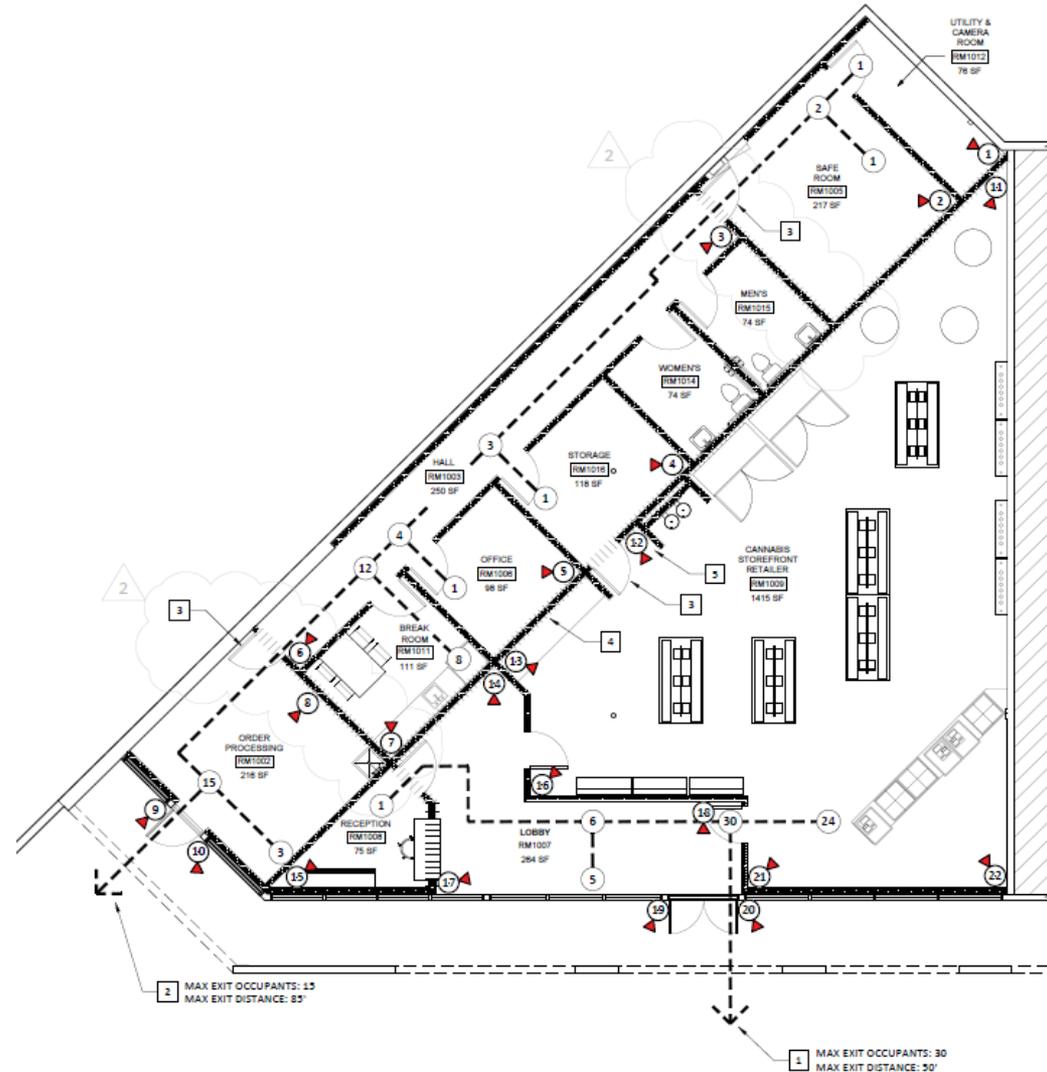
VASS SHALL BE CAPABLE OF STORING NO LESS THAN 30 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY SETTINGS.

MANAGER WITH ACCESS TO VASS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSFER RECORDED DATA TO ANOTHER MEDIUM (E.G. DVD, THUMB DRIVE, ETC.). CAMERAS SHALL BE EQUIPPED WITH LOW LIGHT CAPABILITY, AUTO IRIS AND AUTO FOCUS. MONITORS DISPLAYING THE EMPLOYEE PARKING AREA AND PROPERTY PERIMETER SHALL BE MOUNTED IN A VISIBLE LOCATION NEAR THE DOOR FROM WHICH EMPLOYEES WILL ARRIVE AND DEPART SO THAT EMPLOYEES MAY MONITOR THE OUTSIDE ENVIRONMENT PRIOR TO DEPARTING THE FACILITY. VASS SHALL PROVIDE COMPREHENSIVE COVERAGE OF: SAFE(S), AREAS OF INGRESS AND EGRESS, PARKING LOT, LOADING AREAS COVERAGE OF NORTH AND SOUTH EXTERIOR SIDES OF THE PROPERTY.

## SECURITY BARS NOTES

ALL EXTERIOR BARS TO BE REMOVED FROM WINDOWS.

THERE SHALL BE NO INTERIOR SECURITY BARS AT WINDOWS OR DOORS.



# Neighborhood Compatibility Plan

## KEYNOTES

1	NEW CANNABIS STOREFRONT RETAILER FACILITY.
2	EXISTING DRIVEWAY.
3	EXISTING PROPERTY LINE.
4	EXISTING MAIN BUILDING ENTRANCE & EMPLOYEE ACCESS POINT.
5	EXISTING ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY. EXISTING GRADE MEETS SLOPE REQUIREMENTS - REFERENCE DETAILS 1 & 2/A9.21.
6	EXISTING ACCESSIBLE PARKING SPACE.
7	EXISTING PARKING AREA.
8	EXISTING FIRE HYDRANT - APPROXIMATE LOCATION
9	NEW FIRE & LIFE SAFETY: EACH BUILDING'S MAIN ENTRANCE SHALL BE EQUIPPED WITH A 3200 SERIES KNOX-BOX.
10	EXISTING LANDSCAPE AREA.
11	EXISTING UTILITY ELECTRICAL.
12	EXISTING ACCESSIBLE PARKING SIGN LOCATION.
13	NEW SECURED TRASH / RECYCLE BINS ENCLOSURE WITH OVERHEAD COVER - REFERENCE SHEET A9.21.
14	EXISTING UTILITY GAS.
15	EXISTING ACCESSIBLE PATH OF TRASH ENCLOSURE. EXISTING GRADE MEETS SLOPE REQUIREMENTS - REFERENCE DETAILS 1 & 2/A9.21.
16	EXTERIOR DOORS SHALL BE SOLID CORE AND SHALL BE EQUIPPED WITH A 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY.
17	EXISTING FIRE DEPARTMENT ACCESS.
18	EXISTING BUILDING PERIMETER.
19	EXISTING EXTERIOR BUILDING LIGHTING. EXTERIOR LIGHTING SHALL BE WHITE LIGHT USING LED LAMPS WITH FULL CUTOFF FIXTURES TO LIMIT GLARE AND LIGHT TRESPASS. COLOR TEMPERATURE SHALL BE BETWEEN 2700K AND 4100K WITH A COLOR RENDERING INDEX OF 75 OR BETTER AND A LIGHT LOSS FACTOR OF .95 OR BETTER. ENTRY DRIVES, DRIVE AISLES, PARKING AND BICYCLE PARKING SHALL BE ILLUMINATED TO A MAINTAINED MINIMUM OF 1.5 FOOT CANDLES PER SQUARE FOOT OF PARKING AREA AT A 6:1 AVERAGE TO MINIMUM RATIO. EXTERIOR WALKWAYS, ALCOVES AND PASSAGEWAYS SHALL BE ILLUMINATED TO A MAINTAINED MINIMUM OF 1/3 FOOT CANDLES PER SQUARE FOOT OF SURFACE AREA AT A 6:L AVERAGE TO MINIMUM RATIO.
20	EXISTING POLE MOUNTED LIGHTING.
21	EXISTING 5' X 15' METAL FRAMED PLASTIC MONUMENT SIGNAGE - TO BE MODIFIED TO INCLUDE "NIBBLE THIS" BUSINESS SIGNAGE, REFERENCE DETAIL 1/A9.22.
22	EXISTING 6' DECORATIVE IRON FENCING.
23	EXISTING 6' CMU WALL.
24	FUTURE EV PARKING.
25	FUTURE EV PARKING STALL. 1" SCHEDULE 40 PVC U.G. RACEWAY WITH PULL TAPE FOR 1-(F) EV CHARGING STATION. UNDERGROUND RACEWAY SHALL BE SCHEDULE 40 PVC. TRENCH 12" BELOW MIN. 2" CONCRETE OR EQUIVALENT. STUB UP BELOW HOUSE PANEL AT BUILDING AND TRANSITION TO 1" RMC AND HOMERUN TO EXISTING HOUSE PANEL "LP". FIELD VERIFY LOCATION AND COORDINATE WITH OWNER PRIOR TO ROUGH IN.

## SITE NOTES

STORM WATER. NEWLY CONSTRUCTED PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES THROUGH LOCAL ORDINANCE PER CGC §5.106.1.1

DESIGNATED PARKING. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT, AND CARPOOL/VAN POOL VEHICLES AS SHOWN IN CGC TABLE 5.106.5.2. PARKING STALL MARKING SHALL COMPLY WITH CGC §5.106.5.2.1

CONSTRUCTION WASTE DIVERSION. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY.

MAIN ENTRANCE AND LOBBY. THE DISPENSARY SITE SHALL HAVE A BUILDING WITH A MAIN ENTRANCE THAT IS CLEARLY VISIBLE FROM THE PUBLIC STREET OR SIDEWALK. THE MAIN ENTRANCE SHALL BE MAINTAINED CLEAR OF BARRIERS, LANDSCAPING, AND OTHER OBSTRUCTIONS. INSIDE OF THE MAIN ENTRANCE, THERE SHALL BE A LOBBY TO RECEIVE PERSONS INTO THE SITE AND TO VERIFY WHETHER THEY ARE ALLOWED IN THE DISPENSARY AREAS.

DISPENSARY. ALL SECURE DISPENSARY AREAS IN ANY BUILDING ON THE DISPENSARY SITE SHALL BE SEPARATED FROM THE MAIN ENTRANCE AND LOBBY, AND SHALL BE SECURED BY A LOCK ACCESSIBLE ONLY TO MANAGERS AND STAFF OF THE MARIJUANA DISPENSARY PERMITTEE.

## EV PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
TOTAL EV PARKING: 1 FOR 10-25 SPACES. PER CALGREEN 5.106.5.3.3.	1 SPACES	1

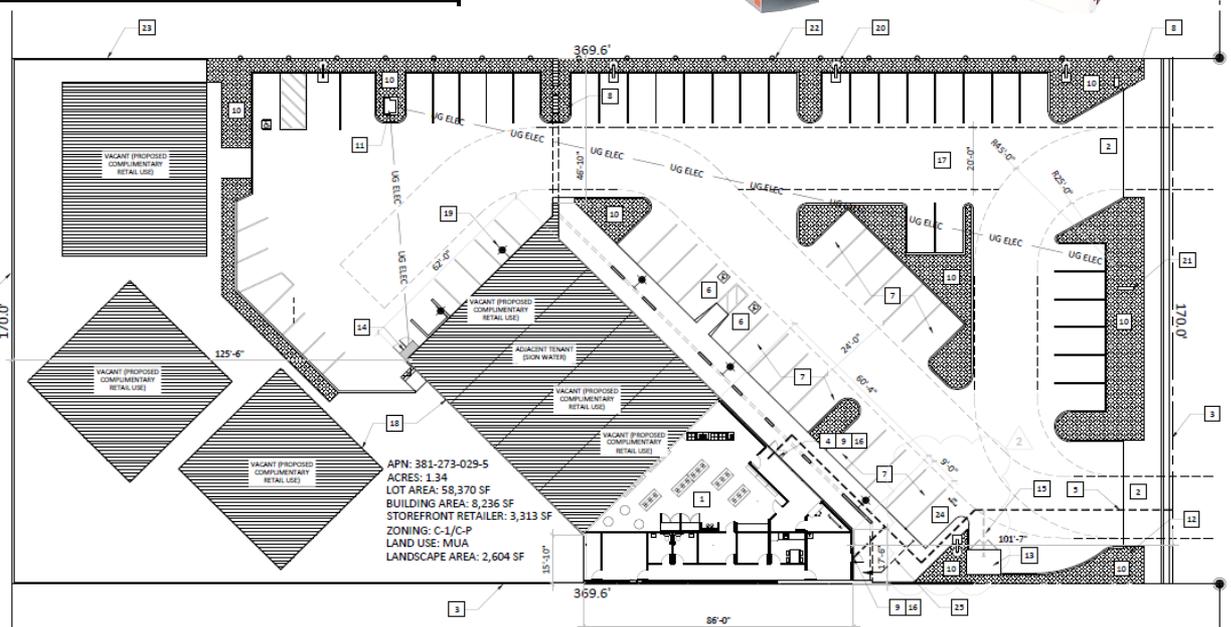
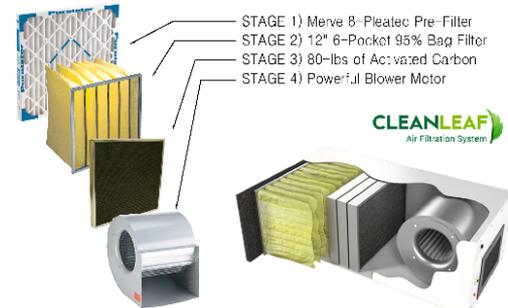
## SITE PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
TOTAL PARKING (M-1): 1 PER 200 SF.	17 SPACES	17 SPACES

- Exhaust and Ventilation systems will be implemented to prevent both off-site odors and odors within the dispensary areas.
- The industry standard for air filtration calls for an activated carbon filtration system, photo catalytic (PCO) or a similar air-scrubber system. Exhaust air first passes through a MERV-8 pre-filter to collect particulate matter, and finally through a carbon filter to absorb odor prior to exiting the building.

CFP:  CFP series air filtration system in each area with consumable product

- Staff will be trained to ensure that double doors to the onsite consumption area are closed, ensuring proper ventilation, and ensuring the filtration system is on and functioning properly.



# Nuisance Mitigation – “The Twenty Commandments”

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1. An Onsite Manager to whom emergency notice can be provided shall be on the storefront retailer at all times during hours of operation.
2. Our Company shall also provide the name and telephone number of an Owner or Manager to whom emergency notice may be provided 24 hours a day and our Community Liaison.
3. Contact information for our Company’s Onsite Manager and Community Liaison shall be made readily available both via the Company’s website and on file with the City and State.
4. Our Company shall prominently display a copy of its State and County-issued permits in a prominent location visible and accessible to customers and the public.
5. At no time shall any of the following items be allowed on the storefront retailer: (i) any controlled substance, other than cannabis; (ii) any paraphernalia used for the ingestion of any type of controlled substance; (iii) alcoholic beverages; or (iv) firearms, except in strict compliance with federal, State, and City laws and regulations.
6. Our Company shall not sell alcoholic beverages or tobacco at the storefront retailer and shall prohibit the smoking, vaporization, ingestion, or consumption of alcohol, tobacco, or cannabis in any form at the storefront retailer.
7. No employee shall be under the influence of alcohol or drugs while on the storefront retailer premises.
8. All cannabis products sold by our Company shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with State and local regulations.

# Nuisance Mitigation – “The Twenty Commandments”, cont’d

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9. To track and report on all aspects of its cannabis storefront retailer operation, our Company shall have in place a point-of-sale or management inventory tracking system, which shall have the capability to produce historical transactional data for review and shall be in compliance with the State’s track-and-trace system, METRC.
10. The Company shall not have an onsite physician for the purpose of evaluating patients for issuance of a medicinal cannabis recommendation or identification card nor shall the Company give or offer to give any form of remuneration to a physician providing medical recommendations for cannabis use if the physician or his or her immediate family have a “financial interest” (as that term is defined in Section 650.01 of the California Business and Professions Code (“B&P Code”) in the Company or its cannabis storefront retailer. Our Company shall not distribute any form of advertising for physician recommendations for medicinal cannabis unless the advertisement bears the notice contained in Section 2525.5 of the B&P Code.
11. Our Company shall not hire to employ any person under 21 years of age at the storefront retailer and shall not allow any individual under the age of 21 in the storefront retailer unless the individual has a medical recommendation and is over the age of 18.
12. Our Company shall not discriminate or exclude patrons in violation of local, State, or federal laws and regulations.
13. Our Company shall ensure that cannabis or cannabis products shall not be visible with the naked eye from the exterior of the storefront retailer or from any public or other private property owned or controlled by our Company.
14. Outdoor trash receptacles shall be available near the entrances to and exits of the storefront retailer, and the storefront retailer shall be continuously maintained in a safe, clean, and orderly condition with twice daily litter pick-up within 100 feet of the storefront retailer. Such litter pick-up shall include inspections for graffiti, which shall be removed within 24 hours of detection.

# Nuisance Mitigation – “The Twenty Commandments”, cont’d

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15. All exterior windows, doors, loading and unloading docks or bays, and any points of ingress or egress into the storefront retailer shall be secured from unauthorized entry by commercial grade, nonresidential locks, and in a manner approved by the Riverside County Sheriff’s Department and the exterior of each of the foregoing areas shall be illuminated during evening and early morning hours.
16. The ingress and egress points of any storage areas for cannabis products shall be locked and secured at all times, and under the control of and accessible only by employees.
17. All waste generated by or resulting from commercial cannabis activities shall be disposed of as required by law, and pending disposal shall be stored in a locked and secure area that is under the control of and accessible only by the Company’s authorized personnel.
18. Our Company shall employ odor control devices and techniques to ensure that odors from cannabis products are not detectable offsite of the storefront retailer.

# Nuisance Mitigation – “The Twenty Commandments”, cont’d

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19. Signage for the storefront retailer, shall comply with County Ordinance No. 348, including, but not limited to seeking the issuance of a sign permit, if required. Our Company shall notify customers of the following by conspicuously posting of notices in a minimum of 15-point font:

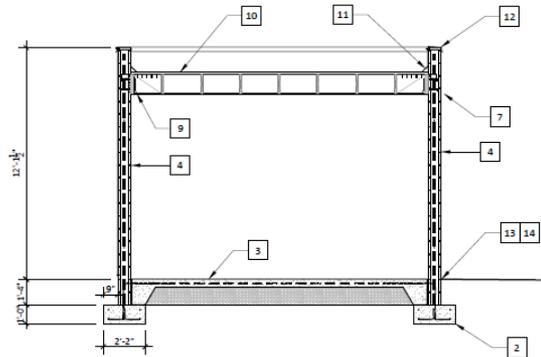
“The sale or diversion of cannabis or cannabis products without a permit issued by Riverside County is a violation of state law and the Riverside County Code. Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a Permittee is a crime and can lead to arrest. Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance.”

“Warning: the use of cannabis or cannabis products may impair a person’s ability to drive a motor vehicle or operate heavy machinery.”

“CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer.”

20. Our Company will create a public awareness campaign for responsible cannabis consumption by sponsoring free on and off-site workshops and seminars to the general public on topics related to responsible cannabis use as well as legal and policy updates regarding commercial cannabis. By becoming embedded into the fabric of the community, our Company will seek to emerge as a touchstone for reliable information and a trusted partner to the community’s residents.

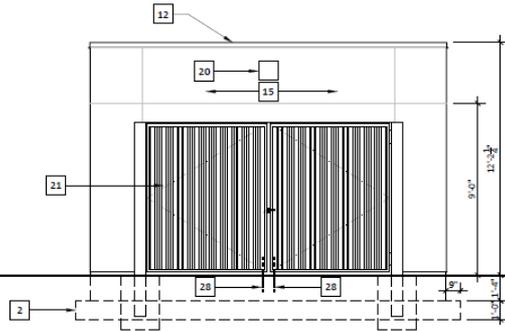
# Trash Enclosure Plan



TRASH ENCLOSURE  
BUILDING SECTION - SOUTH

SCALE: 0 1' 2' 4'

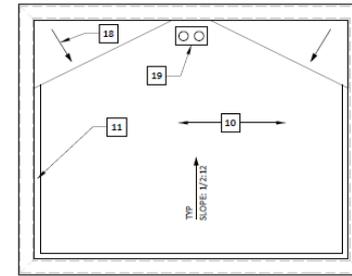
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TRASH ENCLOSURE  
EXTERIOR ELEVATION - NORTH

SCALE: 0 1' 2' 4'

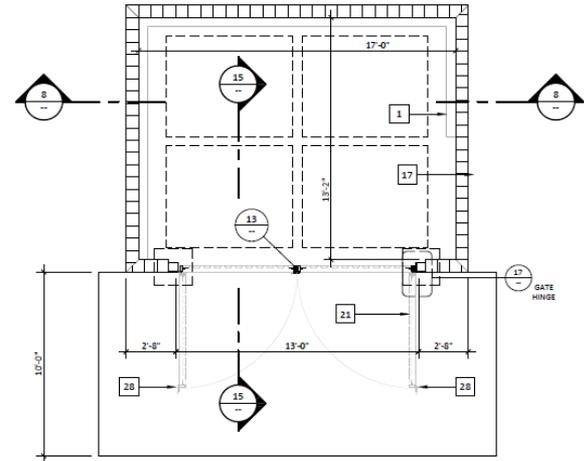
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TRASH ENCLOSURE ROOF PLAN

SCALE: 0 1' 2' 4' 8'

6



TRASH ENCLOSURE PLAN

SCALE: 0 1' 2' 4' 8'

5

# Site Photo Index



VIEW-A



VIEW-B



VIEW-C



VIEW-D

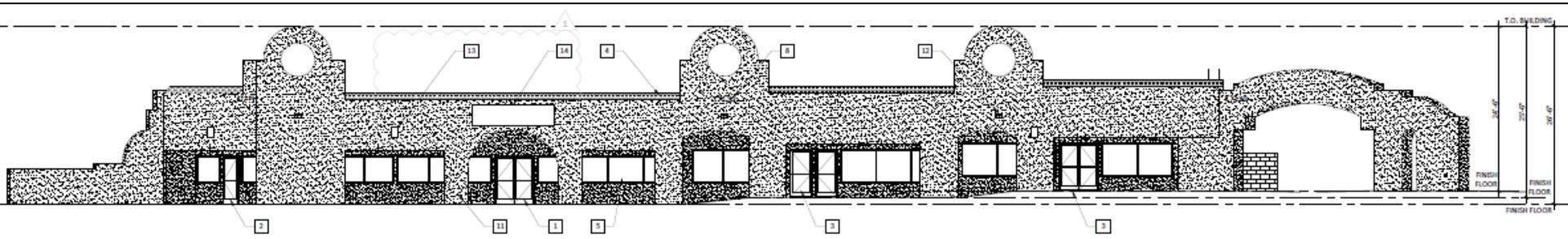


VIEW-E



VIEW-F

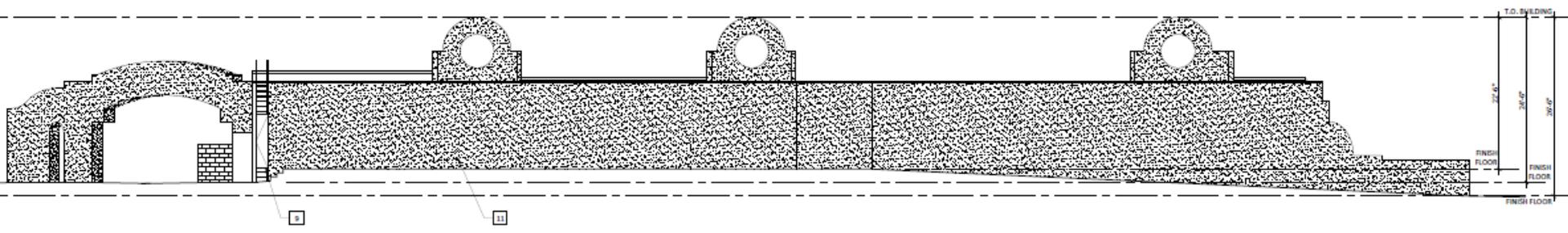
# Elevation Schematic



EXISTING ELEVATION: NORTH



4

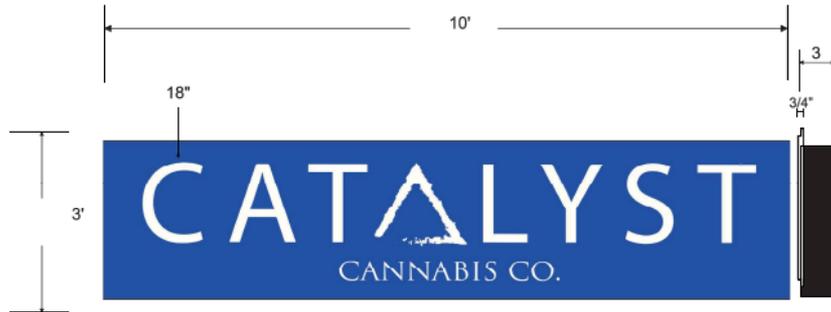


EXISTING ELEVATION: SOUTH



3

# Signage Plan

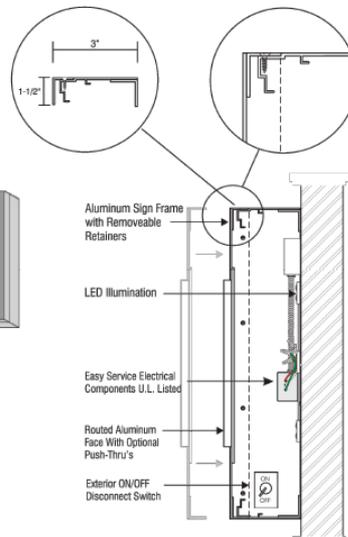


## ILLUMINATED SIGN SPECIFICATIONS:

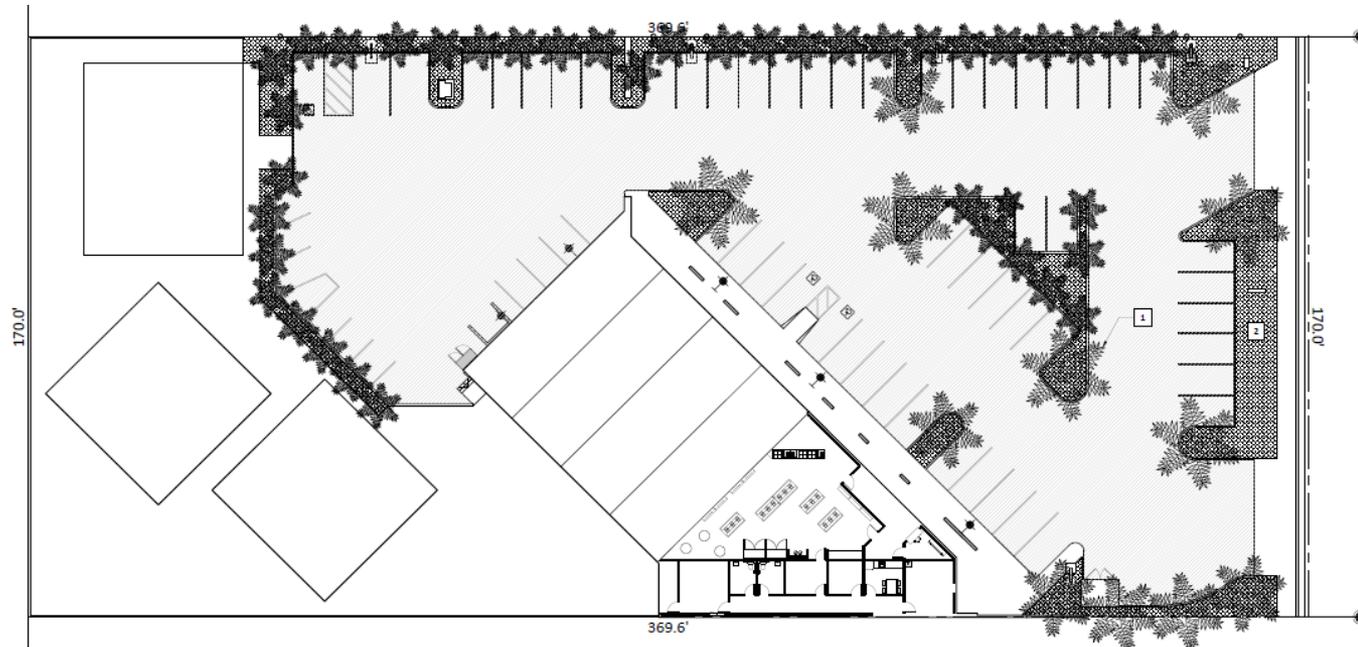
- Aluminum body with clear acrylic 3/4" thickness routed out push thru
- Color: HEX #0f52ba
- Backer: .063 aluminum, 3" return, painted black
- Illumination: White LEDs 6500K, w/UL certified



**PUSH THRU**  
Graphics



# Proposed Landscaping Plan



## KEYNOTES

- |   |   |
|---|---|
| 1 | EXISTING TREE - CALIFORNIA FAN PALM (WASHINGTONIA FILIFERA) QUANTITY: 1 |
| 2 | EXISTING PLANTER AREA.  |

## SHADING CALCULATIONS

AREA OF PAVING INCLUDING PARKING STALLS, DRIVES, MANEUVERING AREA & EXCLUDING LOADING AND TRUCK MANEUVERING AREAS:	26,244 SF			
PERCENTAGE OF AREA REQUIRED TO BE SHADED:	40%			
AREA REQUIRED TO BE SHADED:	10,498 SF			
AREA OF SHADING				
SHADING	100%	75%	50%	25%
(E) WASHINGTONIA FILIFERA	0	962 SF	6	722 SF
			38	481 SF
			8	240 SF
SUB-TOTAL AREA:	0 SF	4,332 SF	18,278 SF	1,920 SF
TOTAL SHADING AREA PROVIDED:				24,530 SF
SHADE PROVIDED	24,530 SF	>	SHADE REQUIRED	10,498 SF

# Proposed Public Benefits

- Our Company proposed a Baseline Public Benefit of \$59,904.00 annually (increasing 2% each year) and Additional Public Benefit to the County totaling \$180,000.00 annually (increasing 2% each year)

Year	Baseline Public Benefit	Additional Public Benefit
2021	\$59,904.00	\$180,000.00
2022	\$61,102.08	\$183,600.00
2023	\$62,324.12	\$187,272.00
2024	\$63,570.60	\$191,017.44
2025	\$64,842.02	\$194,837.79
2026	\$66,138.86	\$198,734.54
2027	\$67,461.63	\$202,709.24
2028	\$68,810.87	\$206,763.42
2029	\$70,187.08	\$210,898.69
2030	\$71,590.83	\$215,116.66
2031	\$73,022.64	\$219,419.00
2032	\$74,483.09	\$223,807.38
2033	\$75,972.76	\$228,283.52
2034	\$77,492.21	\$232,849.19
2035	\$79,042.06	\$237,506.18
<b>Total</b>	<b>\$1,035,944.85</b>	<b>\$3,112,815.04</b>
<b>Grand Total</b>	<b>\$4,148,759.89</b>	

# Public Benefits Priorities

- Through outreach, community briefings, and neighborhood feedback, our Company developed the following priorities for its Public Benefits
  - Street lighting along Grand Avenue
  - A security guard for Perret Park
  - Security Guard for Studio 395 - Lakeland Village Community Center
- Our Company has been informed that the County intends to establish a fund rather than having storefront retailers directly fund individual projects

**Lakeland Village Holdings Community Survey**

*Your Community*

1. Using the descriptors – **Good, Bad, or Poor** – how would you rate each of the following services in your community?

a. Law enforcement - <i>P</i>	e. Animal control - <i>P</i>
b. Fire protection - <i>G</i>	f. Street lighting - <i>P</i>
c. Roads / highways / streets - <i>P</i>	g. Code enforcement - <i>P</i>
d. Parks and recreation - <i>P</i>	

2. Using the descriptors – **Comfortable, Neutral, or Uncomfortable** – how do you feel about the following types of development in your community?

a. Housing - <i>N</i>	d. Cannabis Retail Store - <i>C</i>
b. Industrial - <i>N</i>	e. Manufacturing - <i>N</i>
c. Commercial - <i>N</i>	

3. Development of a cannabis store taking place in my community is a sign of? Please note all that apply.

a. An improving economy ✓	d. Noise and traffic
b. Opportunity for crime	e. Transients
c. Potential for new jobs ✓	f. Improving property values

4. Using the descriptors – **Very Important, Somewhat Important, or Unimportant** – please rate the following issues as future development is considered for the community?

a. Job creation ✓✓	e. Traffic ✓✓
b. Increased revenue for county ✓✓ services	f. Visual impacts
c. Improved infrastructure ✓✓	g. Noise
d. Security ✓✓	h. New park and recreational opportunities

5. Using the descriptors – **Positive, Neutral, or Uncomfortable** – how would you feel about the development of a cannabis retail store in your community, if new revenue was contributed annually for community services such as street lighting all along Grand Ave. and additional funding for security guards at Perret Park and the Community Center.

*Pos*

# Contact Information

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- A Dropbox containing this Presentation can be found at:  
[bit.ly/CATALYSTLakeElsinorePresentation](http://bit.ly/CATALYSTLakeElsinorePresentation)
- For more information and inquiries please contact:

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**Questions?**