

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 21.4
(ID # 22897)

MEETING DATE:
Tuesday, August 29, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing - Cannabis Program Development Agreement Annual Review Report – All Districts. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) In accordance with Government Code section 65865.1, find on the basis of substantial evidence that each of the following cannabis operators, identified by the Development Agreement number, are in good faith compliance with their Development Agreement terms, as documented in the attached Annual Review Reports and receive and file the attached report.

ACTION:Policy


John Hildebrand, Planning Director 8/25/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 29, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	N/A	N/A	N/A	N/A
NET COUNTY COST	N/A	N/A	N/A	N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: 2023/2024	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code section 65865.1, which states in part, Development Agreements require periodic review of at least every 12 months, at which time the applicant, or successor in interest thereto, shall be required to demonstrate good faith compliance with the terms of the agreement. This Board report is the annual cannabis program compliance report and summarizes the status of each Development Agreement of an entitled facility. All Development Agreements are maintained by the Planning Department and are available for review upon request.

Riverside County amended Ordinance No. 348 (Land Use) in October 2018, establishing the framework for permitting and operations of cannabis facilities. At the time of drafting this report, Riverside County has approved **24** separate cannabis Conditional Use Permits and accompanying Development Agreements, with **9** currently in operation and several more pending opening. Included as attachments to this report are the annual compliance reports from each of the approved facilities, along with a summarization of the annual baseline and secondary community benefit fees that have been collected.

Compliance

Of note, several operators have requested the establishment of a baseline and secondary community benefit fee payment plan, rather than payment of the full amount due prior to July 1st annually. A separate item on the **August 29th, 2023** Board of Supervisors agenda, is a request to authorize County staff the ability to structure payment plans with all cannabis operators, should they choose to do so. No terms are being renegotiated and no further amendments to the Development Agreements would be required. The structured payment plan will be added to the Development Agreement as an exhibit. Several cannabis operators show as being delinquent for this year's baseline and secondary community benefit fee payments, as they have been working with the County for an opportunity to establish a payment plan, which first requires Board of Supervisors approval.

Plant Galaxy (CUP200010 and DA2000002), located 1270 Center Street, received two separate Notice of Violations from Code Enforcement on **February 15, 2022** and **April 25, 2022**, for unpermitted outdoor, parking lot events, in conjunction with their retail cannabis operations and

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partially occupying the adjacent commercial tenant space. These violations have since been cured and no further violations have occurred.

All other cannabis facilities are in substantial compliance with their Development Agreements.

Cannabis Facilities

The following is a summary of the approved cannabis Development Agreements and applicant / ownership information, along with their operating status, sorted by Supervisorial District.

First District:

- 1) **DA2000011** - Recorded on: 04/16/21 - Applicant: HHI Riverside, L.L.C.; Sean St. Peter; Tara St. Peter - Status: Not Open
- 2) **DA1900036** - Recorded on: 10/01/21 - Applicant: The Castle Riverside, LLC; Gabriel Guzman; Joseph Pitruzzello & Frances Ilene Pitruzzello, Trustees of the Joseph Pitruzzello & Frances Ilene Pitruzzello Trust - Status: Not Open
- 3) **DA1900004** - Recorded on: 03/02/20 - Applicant: 4EG Services, L.L.C. and The Artist Tree IVA, L.L.C. - Status: Open
- 4) **DA2000006** - Recorded on: 05/27/21 - Applicant: Quantum Real Estate, LLC; Sean St. Peter; Tara St. Peter - Status: Not Open
- 5) **DA1900009** - Recorded on: 06/03/21 - Applicant: People's Properties Riverside, LLC; Grand Property Group, LLC; Standard Properties, LLC; Bernard Stainmann - Status: Not Open
- 6) **DA2000002** - Recorded on: 01/14/21 - Applicant: Greenteck Investments, LLC; Excel Riverside, Inc. - Status: Open

Second District:

- 1) **DA1900024** - Recorded on: 11/30/21 - Applicant: Nibble This - Lake Elsinore, LLC; Lakeland Plaza, LLC; Elliot Lewis - Status: Not Open
- 2) **DA1900008** - Recorded on: 06/03/21 - Applicant: Michael Lee; 15573 Grand LLC - Status: Not Open
- 3) **DA1900044** - Recorded on: 04/15/21 - Applicant: 23215 Temescal Canyon, LLC; River Releaf, LLC - Status: Not Open
- 4) **DA1900011** - Recorded on: 06/03/21 - Applicant: Coronita Helping Hands, LLC; Douglas Heldoorn; Chad Franks - Status: Not Open
- 5) **DA2000023** - Recorded on: 01/19/22 - Applicant: Golden Hights; Brook Dunquesnel; Ailaloco, LLC - Status: Not Open
- 6) **DA2000012** - Recorded on: 07/02/21 - Applicant: A&A Property Investment, LLC; I.E. Gardens 2, Inc., dba Empire Gardens - Status: Open
- 7) **DA1900018** - Recorded on: 01/14/21 - Applicant: The Artist Tree IV, L.L.C.; Walid Zafari - Status: Not Open

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Third District:

- 1) **DA1900050** - Recorded on: 11/15/22 - Applicant: IsenGarden, LLC; Hermanos Semanas, LLC; Jennifer Lynn Weeks; Joshua Steeves; Benjamin R. Weeks, Jr.; Jason E. Weeks - Status: Not Open
- 2) **DA2100111** - Recorded on: 07/10/23 - Applicant: Community Veterans of Rivco, LLC; Cake Enterprises, Inc.; National City Preferred Health Group, Inc.; 43613 E. Florida Avenue, LLC; Haith M. Razuki; MK Assets, LLC; SHE Assets, LLC; SY Assets, LLC; Perris Investment Property, LLC; - Status: Not Open
- 3) **DA2000008** - Recorded on: 05/20/21 - Applicant: Quantum Real Estate, LLC; Sean St. Peter; Tara St. Peter - Status: Open
- 4) **DA1900020** - Recorded on: 03/17/22 - Applicant: 2525 Ramona, LLC; CPR - Winchester, LLC - Status: Open
- 5) **DA1900021** - Recorded on: 11/30/21 - Applicant: R and B Investment, Inc.; Catalyst Hemet LLC; Elliot Lewis; Damian Martin - Status: Open

Fourth District:

- 1) **DA2000005** - Recorded on: 05/20/21 - Applicant: Donald Sheldon & Miriam Baer, Trustees of the Baer Family Trust; Sean St. Peter; Tara St. Peter - Status: Open
- 2) **DA1900019** - Recorded on: 10/01/21 - Applicant: Wishon Fresno, LLC; F2-Palm Desert, LLC, Damian Martin; Elliot Lewis - Status: Open
- 3) **DA1900022** - Recorded on: 10/21/21 - Applicant: Sandra J. Gibson, Trustee of the Gibson Family Trust; EEL- Riverside County, LLC; Elliot Lewis - Status: Not Open
- 4) **DA1900030** - Recorded on: 04/16/21 - Applicant: Flora Road, LLC; Dave Boggs; Joe Lizarraga; Kevin Johnson - Status: Not Open
- 5) **DA1900049** - Recorded on: 08/13/21 - Applicant: Samuel Kapukchyan; Kappkush, Inc. - Status: Open

Fifth District:

- 1) **DA2000014** - Recorded on: 01/19/22 - Applicant: Empire Cabazon, LLC; 50920 Seminole, LLC; Michael Lee; Anthony Hicks; Christopher Henry - Status: Not Open

Impact on Residents and Businesses

All potential project impacts were analyzed and discussed during the entitlement processing and public hearings for each individual case.

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

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EXHIBITS

Exhibit A: 2022-2023 Development Agreement Annual Reports

Exhibit B: Development Agreement Fee Collection Summary

Exhibit C: Development Agreement Operations Status

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STATE OF CALIFORNIA

Aaron Gettis
Aaron Gettis, Deputy County Counsel 8/24/2023



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with Government Code Section 65865.1. The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 6/19/2023 CUP No.: 190007 RFP No.:
Development Agreement (DA) No. 1900004 Effective (recorded) Date:
Developer/Owner: Artist Tree WA LLC Phone No. 310 922-3502
Email Address: Avi @ theartisttree.com
Project Location: 240 Iowa Ave Riverside CA 92507
Project Name: The Artist Tree
Assessors' Parcel Number (APN): 247-042-020 & 247-042-021
Permit Number(s): Not in Construction
Permit Status: N/A
Any changes in ownership, representation, or contact information: No [X] Yes []
Twelve-Month Period Covered by this Annual Review Report: July 1, 2022 - July 1, 2023
Date Annual Public Benefit Payment was Submitted for this Reporting Period: 6/19/23
Are any of the associated cases in default: No [X] Yes []
Has any Code Violation been issued on this site or project: No [X] Yes []
Have the Code Violations been corrected: No [] N/A [X] Yes []
Are the property taxes paid to date: No [] Yes [X]

ANNUAL MONITORING REPORT – CANNABIS FACILITIES

State License No. and Status (If applicable): C10-0000870-LIC

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes If not, explain:

No change. Business operating in good standing

Grading Permit No.: N/A
Check if not applicable:

Date Issued /Final : NA

Building Permit No.: N/A

Date Issued /Final : N/A

Additional Comments:

Constructed and open

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Ari Kahn Phone No.: 310922-3502

Owner Representation: I, Ari Kahn, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: [Signature]

Print Name and Title: Ari Kahn Managing Member

Developer/Owner Signature: [Signature]

Print Name and Title: Ari Kahn Managing Member

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 06/16/2022
Y:\Current Planning\Development Agreements\Cannabis Annual Monitoring Report Template.docx



RIVERSIDE COUNTY PLANNING DEPARTMENT

June 1, 2023

23215 Temescal Canyon, LLC
3410 La Sierra Avenue #F1148
Riverside, CA 92503

Re: Annual Review – Annual Monitoring Report for Commercial Cannabis Activities per Development Agreement (DA) No. 1900044 and Conditional Use Permit (CUP) No. 190053

Dear Owner/Applicant:

In accordance with the above-mentioned development agreement per Section 2.7 (Notices) of the agreement this letter serves as notice in writing requesting the Annual Monitoring Report per Section 6.1 (Annual Review).

Per Section 6.1 of the agreement the owner must submit an Annual Monitoring Report to the Riverside County Planning Department each year for the duration of this agreement. The enclosed Annual Monitoring Report – Cannabis Facilities Form must be complete by the Owner/Developer and submitted by the Effective Date of this agreement in accordance with Government Code Section 65865.1.

If you need to report changes to ownership, please notify the County in writing. Per Section 2.4 (Transfer) of the agreement as stated in Section 2.4.1 and 2.4.2 the “Owner”, as defined in Section 1.1.15 (Owner) and as listed on the first page of this agreement, shall notify the County per Section 2.4.1 (B) in writing of any such transfer. Any transfer not made in strict compliance with the conditions constitute a default by Owner under this agreement. Changes to ownership require an amendment to the approved development agreement. Modifications to the existing development approvals may also require an amendment to this agreement.

The Annual Monitoring Report – Cannabis Facilities Form may be submitted to the Riverside County Planning Department via in-person, mail, or email at 4080 Lemon Street 12th Floor, Riverside, CA 92501, or to Elizabeth Sarabia at esarabia@rivco.org, on or before the anniversary of the Effective Date of this agreement (04/15/21).

As part of the annual review and reporting process per Section 6.5(b) (Procedure) of the agreement the TLMA Director will submit an annual report with recommended findings to the Board of Supervisors regarding the owner’s good faith compliance with the terms of the agreement. If you have any questions regarding this letter or the enclosed documents please contact David Mares at (951) 955-9076 or email at dmares@rivco.org, or Elizabeth Sarabia at (951) 955-6021 or email at esarabia@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hillebrand, Planning Director

E Sarabia

Elizabeth Sarabia, Administrative Services Analyst
TLMA – Planning Department

CC:

Project File
23215 Temescal Canyon, LLC, 3410 La Sierra Avenue #F1148, Riverside, CA 92503
River Releaf, LLC, 1 Corporate Park Suite 112, Irvine, CA 92606

Riverside Office: 4080 Lemon Street 12th Floor
P.O. Box 1409, Riverside, CA 92502-1409
Phone: (951) 955-3200 · Fax: (951) 955-1811

Desert Office: 77-588 El Duna Court Suite H
Palm Desert, CA 92211
Phone: (760) 863-8277 · Fax: (760) 863-7555

“Planning Our Future... Preserving Our Past”



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

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Date: 6/28/23 CUP No.: 190053 RFP No.: _____

Development Agreement (DA) No. 1900044 Effective (recorded) Date: 4/15/21

Developer/Owner: River Releaf LLC Phone No. 6192772827

Email Address: devon@culturecannabisclub.com

Project Location: 23215 Temescal Canyon Road Corona CA

Project Name: Culture

Assessors' Parcel Number (APN): 283-160-038-7

Permit Number(s): _____

Permit Status: Certificate of occupancy coming this month.

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: 6/28/22 - 6/28/23

Date Annual Public Benefit Payment was Submitted for this Reporting Period: Not reported not open.

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): C12-0000523-LIC Department of Cannabis Control

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

~~Project is under construction and should be launching fully in July/August of 2023. All~~
conditions to date are met.

Grading Permit No.: _____
Check if not applicable:

Date Issued /Final : _____

Building Permit No.: BTI2100203

Date Issued /Final : 5/8/23

Additional Comments:

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Devon Julian Phone No.: 6192772827

Owner Representation: I, Paul Tossonian, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: Devon Julian

Print Name and Title: Devon Julian Project Manager

Developer/Owner Signature: Paul Tossonian

Print Name and Title: Paul Tossonian Owner

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY
Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with [Government Code Section 65865.1](#). The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 06/27/2023 CUP No.: 200010 RFP No.: DAA-210003,DAB-210003
DAC-210003

Development Agreement (DA) No. 2000002 Effective (recorded) Date: _____

Developer/Owner: GREENTECH INVESTMENTS LLC Phone No. 909 562 6388

Email Address: CRAVALIYA@GMAIL.COM

Project Location: 1270 CENTER ST.RIVERSIDE , CA 92507

Project Name: Excel Riverside Inc, dba Plant Galaxy, 1270 Center Street, Riverside, CA 92507

Assessors' Parcel Number (APN): 247091059&247091062

Permit Number(s): GP-2021-17929,BTI2000055

Permit Status: APPROVED done

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: JUNE 1 2022 TO MAY 30 2023

Date Annual Public Benefit Payment was Submitted for this Reporting Period: JULY 01 2023

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

CA-00022 02/15/2022,

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

clear DATE 04/27/22

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): C10-0000876-LIC Valid: 9/2/2021 Expires: 9/2/2023

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

Grading Permit No.: _____ Date Issued: _____

Building Permit No.: _____ Date Issued: _____

Additional Comments:

final done with certificate of occupancy

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: CHANDRESH RAVALIYA Phone No.: 909 562 6388

Owner Representation: I, CHANDRESH RAVALIYA, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: *Chandresh Ravalija*

Print Name and Title: CHANDRESH RAVALIYA

Developer/Owner Signature: *Chandresh Ravalija*

Print Name and Title: CHANDRESH RAVALIYA

* * *

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 05/18/2022
Y:\Current Planning\Development Agreements\Cannabis Annual Monitoring Report Template.docx



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

FLAT FEE

NOTICE OF VIOLATION ORDER TO ABATE PUBLIC NUISANCE

CASE No.: CV

UV - CA 220022

DATE:

TIME:

AM/PM

2/15/22 4:00

NAME: (FIRST, MIDDLE, LAST)

DOB:

CDL/CID#

MAILING ADDRESS:

CITY:

STATE:

ZIP:

LOCATION OF VIOLATION:

APN

DISTRICT

Plant Galaxy

1270 Center St., Riverside

247091064

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NOTICE IS HEREBY GIVEN that the Subject Property owned or controlled by you is in violation of the following Riverside County Ordinance(s) ("RCOs"):

<input type="radio"/>	RCO 348 Sec. _____	Excessive Outside Storage	Remove or reduce all outside storage to <u>zero</u> / 100 / 200 square feet, per zone: _____ and lot size: _____ acres. No taller than 3 feet.
<input type="radio"/>	RCO 348 Sec. 3.3	Occupied Recreational Vehicle	Vacate the occupied <u>recreational vehicle</u> / travel trailer / motor home / camper. Disconnect and remove all utilities.
<input type="radio"/>	RCO 348 Sec. _____	Zoning Violation	Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use: _____
<input type="radio"/>	RCO 457 Sec. 10	Construction Without Permit	Obtain all required permits and approvals to conform to current codes by completing and satisfying all requirements for permits, conditions and approvals to permit or remove the unpermitted construction, in accordance with Ord. 457 Sec 5 or Sec. 10, California Building Code Sec. 105, California Residential Code R105, or any other applicable law, described as: _____
<input type="radio"/>	RCO 457 Sec. 8 (C) & CBC Sec. J103.1	Grading Without Permit	Obtain a grading permit or restoration assessment from the Dept. of Building & Safety, comply with all the requirements and obtain required inspections and approvals in accordance with Ord. 457, Appendix J of the California Building Code and any other applicable law.
<input type="radio"/>	RCO 457 Sec. 19 (A)	Substandard	Vacate the building, structure, or portion thereof with substandard conditions and obtain the required permits and approvals to correct or demolish the building, structure, or portion thereof with substandard conditions in accordance with Ord. 457 and any other applicable law.
<input type="radio"/>	RCO 541 Sec. 2	Accumulated Rubbish	Remove all rubbish & dispose of in an approved legal landfill.
<input type="radio"/>	RCO 754 Article 2 Sec. _____	NPDES-	Remove, cease or disconnect any discharges/runoff; prevent pollutants from leaving the property and entering into the watercourse or storm drain system.
<input checked="" type="radio"/>	RCO <u>348</u> Sec. _____	<u>Zoning Violation</u>	<u>Comply with all requirements of CUP 20010</u>
<input type="radio"/>	RCO _____ Sec. _____		

CORRECTIONS AND COMMENTS:

See attached checklist. Vacate neighboring attached suite

YOU ARE HEREBY REQUIRED TO: comply with the provisions of RCO 725 by abating the unlawful activity and/or condition within 10 (graffiti) 15 / 30 calendar days of the date that this notice was served. If you fail to abate the violation(s), the Code Enforcement Department will commence the appropriate administrative and legal actions against you and may have the unlawful activity and/or condition abated for you.

NOTICE IS HEREBY GIVEN that failure to comply within the time frame given could subject the owner or any other responsible party to all abatement costs and fees associated with the County's enforcement activities and abatement of your violation of the County's ordinance in accordance with RCO No. 725. The Code Violation of **\$450.04 shall apply**. Failure to bring the Subject Property into compliance with the ordinance sections identified above, could subject the occupant, Subject Property owner, and any other responsible party(ies) to administrative, civil, and criminal penalties. The abatement costs may result in the imposition of a lien and special tax assessment against the Subject Property for the abatement costs related to enforcement of the County's ordinances and abatement of the violative conditions. In the interim, due to the threat to public health, safety and welfare, a Notice of Pendency may be recorded against the Subject Property, for which a fee of \$630.24 will apply. SEE REVERSE SIDE FOR INFORMATION REGARDING APPEALING THIS NOTICE.

X

RECEIVED BY

DATE

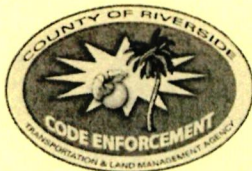
NAME OF ISSUING DEPT. REPRESENTATIVE

BADGE #

Shanna Bottom / J. Morris
officer

AFFIDAVIT OF POSTING

I, the issuing Dept. representative identified above, **herby declare:** I am employed by the Riverside County Code Enforcement Department; that my business address is _____. That on _____ at _____, I securely and conspicuously posted this document, a **Notice of Violation Order to Abate Public Nuisance** at the above property. I declare under the penalty of perjury that the foregoing is true and correct. Executed on _____ in the County of Riverside. Signed: _____



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

FLAT FEE

NOTICE OF VIOLATION ORDER TO ABATE PUBLIC NUISANCE

Done
4:27pm
4/27/22

CASE No.: CV -

DATE: 4/25/22 TIME: 2:30 AM/PM

NAME: (FIRST, MIDDLE, LAST) Plant Galaxy DOB: CDL/CID#

MAILING ADDRESS: CITY: STATE: ZIP:

1270 Center St., Riverside 247091064
LOCATION OF VIOLATION: APN DISTRICT

NOTICE IS HEREBY GIVEN that the Subject Property owned or controlled by you is in violation of the following Riverside County Ordinance(s) ("RCOs"):

<input type="checkbox"/>	RCO 348 Sec. _____	Excessive Outside Storage	Remove or reduce all outside storage to zero / 100 / 200 square feet, per zone: _____ and lot size: _____ acres. No taller than 3 feet.
<input type="checkbox"/>	RCO 348 Sec. 3.3	Occupied Recreational Vehicle	Vacate the occupied recreational vehicle / travel trailer / motor home / camper. Disconnect and remove all utilities.
<input type="checkbox"/>	RCO 348 Sec. _____	Zoning Violation	Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use: _____
<input type="checkbox"/>	RCO 457 Sec. 10	Construction Without Permit	Obtain all required permits and approvals to conform to current codes by completing and satisfying all requirements for permits, conditions and approvals to permit or remove the unpermitted construction, in accordance with Ord. 457 Sec 5 or Sec. 10, California Building Code Sec. 105, California Residential Code R105, or any other applicable law, described as: _____
<input type="checkbox"/>	RCO 457 Sec. 8 (C) & CBC Sec. J103.1	Grading Without Permit	Obtain a grading permit or restoration assessment from the Dept. of Building & Safety, comply with all the requirements and obtain required inspections and approvals in accordance with Ord. 457, Appendix J of the California Building Code and any other applicable law.
<input type="checkbox"/>	RCO 457 Sec. 19 (A)	Substandard	Vacate the building, structure, or portion thereof with substandard conditions and obtain the required permits and approvals to correct or demolish the building, structure, or portion thereof with substandard conditions in accordance with Ord. 457 and any other applicable law.
<input type="checkbox"/>	RCO 541 Sec. 2	Accumulated Rubbish	Remove all rubbish & dispose of in an approved legal landfill.
<input type="checkbox"/>	RCO 754 Article 2 Sec. _____	NPDES-	Remove, cease or disconnect any discharges/runoff; prevent pollutants from leaving the property and entering into the watercourse or storm drain system.
<input checked="" type="checkbox"/>	RCO 348 Sec. _____	Zoning Violation	Comply with all requirements of CUPD 00010
<input type="checkbox"/>	RCO _____ Sec. _____	No onsite events inside or outside	

CORRECTIONS AND COMMENTS:

YOU ARE HEREBY REQUIRED TO: comply with the provisions of RCO 725 by abating the unlawful activity and/or condition within 10 (graffiti) 15 + 30 calendar days of the date that this notice was served. If you fail to abate the violation(s), the Code Enforcement Department will commence the appropriate administrative and legal actions against you and may have the unlawful activity and/or condition abated for you.

NOTICE IS HEREBY GIVEN that failure to comply within the time frame given could subject the owner or any other responsible party to all abatement costs and fees associated with the County's enforcement activities and abatement of your violation of the County's ordinance in accordance with RCO No. 725. The Code Violation of \$450.04 shall apply. Failure to bring the Subject Property into compliance with the ordinance sections identified above, could subject the occupant, Subject Property owner, and any other responsible party(ies) to administrative, civil, and criminal penalties. The abatement costs may result in the imposition of a lien and special tax assessment against the Subject Property for the abatement costs related to enforcement of the County's ordinances and abatement of the violative conditions. In the interim, due to the threat to public health, safety and welfare, a Notice of Pendency may be recorded against the Subject Property, for which a fee of \$630.24 will apply. SEE REVERSE SIDE FOR INFORMATION REGARDING APPEALING THIS NOTICE.

X RECEIVED BY: [Signature] DATE: [Signature] NAME OF ISSUING DEPT. REPRESENTATIVE: J. Morris BADGE #: 6

AFFIDAVIT OF POSTING

I, the issuing Dept. representative identified above, hereby declare: I am employed by the Riverside County Code Enforcement Department; that my business address is _____. That on _____ at _____, I securely and conspicuously posted this document, a Notice of Violation Order to Abate Public Nuisance at the above property. I declare under the penalty of perjury that the foregoing is true and correct. Executed on _____ in the County of Riverside. Signed: _____



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY
Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with [Government Code Section 65865.1](#). The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 7/1/23 CUP No.: 200015 RFP No.: _____

Development Agreement (DA) No. No. 2000005 Effective (recorded) Date: 05/20/21

Developer/Owner: C21 Perris/Sean St.Peter Phone No. 619-618-8139

Email Address: Sean@cannabis21plus.com

Project Location: 39225 Washington St Palm Desert, CA 92211

Project Name: C21 Palm Desert

Assessors' Parcel Number (APN): 748-370-062

Permit Number(s): _____

Permit Status: Operational

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: 2023

Date Annual Public Benefit Payment was Submitted for this Reporting Period: _____

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): C10-0000944-LIC

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

Grading Permit No.: _____ Date Issued /Final : _____
Check if not applicable:

Building Permit No.: _____ Date Issued /Final : February 2022

Additional Comments:

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Sean St.Peter Phone No.: 619-618-8139

Owner Representation: I, _____, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: _____

Print Name and Title: _____

Developer/Owner Signature: Sean Digitally signed by Sean
Date: 2023.07.20 11:54:57 -0700

Print Name and Title: Sean St.Peter

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 06/16/2022
Y:\Current Planning\Development Agreements\Cannabis Annual Monitoring Report Template.docx



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with [Government Code Section 65865.1](#). The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 7/1/23 CUP No.: 200024 RFP No.: _____

Development Agreement (DA) No. 2000006 Effective (recorded) Date: _____

Developer/Owner: C21 Riverside/Sean St.Peter Phone No. 619-618-8139

Email Address: sean@cannabis21plus.com

Project Location: 203 La Cadena Dr Riverside, CA 92501

Project Name: C21 Riverside

Assessors' Parcel Number (APN): 246-123-018

Permit Number(s): _____

Permit Status: In Construction

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: 2023

Date Annual Public Benefit Payment was Submitted for this Reporting Period: _____

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): C10-0000935-LIC

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

In Construction

Grading Permit No.: _____ Date Issued /Final : _____
Check if not applicable:

Building Permit No.: _____ Date Issued /Final : _____

Additional Comments:

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Sean St.Peter Phone No.: 619-618-8139

Owner Representation: I, _____, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: _____

Print Name and Title: _____

Developer/Owner Signature: Sean

Digitally signed by Sean
Date: 2023.07.20 11:58:05 -0700

Print Name and Title: Sean St.Peter

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 06/16/2022
Y:\Current Planning\Development Agreements\Cannabis Annual Monitoring Report Template.docx



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with [Government Code Section 65865.1](#). The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 7/1/23 CUP No.: 200020 RFP No.: _____

Development Agreement (DA) No. 2000008 Effective (recorded) Date: _____

Developer/Owner: C21 Hemet/Sean St.Peter Phone No. 619-618-8139

Email Address: sean@cannabis21plus.com

Project Location: 26120 Cordoba Dr Hemet, CA 92545

Project Name: C21 Hemet

Assessors' Parcel Number (APN): 465-020-025

Permit Number(s): _____

Permit Status: Operational

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: 2023

Date Annual Public Benefit Payment was Submitted for this Reporting Period: _____

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): C10-0000943-LIC

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

Grading Permit No.: _____ Date Issued /Final : _____
Check if not applicable:

Building Permit No.: _____ Date Issued /Final : March 2023

Additional Comments:

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Sean St.Peter Phone No.: 619-618-8139

Owner Representation: I, Sean St.Peter, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: Sean Digitally signed by Sean
Date: 2023.07.20 11:33:46 -07'00'

Print Name and Title: _____

Developer/Owner Signature: Sean Digitally signed by Sean
Date: 2023.07.20 11:37:17 -07'00'

Print Name and Title: Sean St.Peter

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 06/16/2022
Y:\Current Planning\Development Agreements\Cannabis Annual Monitoring Report Template.docx



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant County Executive Officer and TLMA Agency Director



ANNUAL MONITORING REPORT — CANNABIS FACILITIES

Cannabis Facilities authorized for Commercial Cannabis Activities by the County of Riverside per their recorded Development Agreement must complete an Annual Monitoring Report per Section 6.1 (Annual Review) of the agreement in accordance with [Government Code Section 65865.1](#). The form must be completed by the Developer, Owner or Authorized Representative and submitted to the Riverside County Planning Department for review on or before July 1st of each year per the development agreement.

Date: 7/1/23 CUP No.: 200031 RFP No.: _____

Development Agreement (DA) No. 2000011 Effective (recorded) Date: _____

Developer/Owner: C21 Perris/Sean St.Peter Phone No. 619-618-8139

Email Address: sean@cannabis21plus.com

Project Location: 0 Unassigned Perris, CA 92570

Project Name: C21 Perris

Assessors' Parcel Number (APN): 317-110-070

Permit Number(s): _____

Permit Status: In Construction

Any changes in ownership, representation, or contact information: No Yes . If yes provide details:

Twelve-Month Period Covered by this Annual Review Report: 2023

Date Annual Public Benefit Payment was Submitted for this Reporting Period: _____

Are any of the associated cases in default: No Yes . List case number(s) and the negative amount:

Has any Code Violation been issued on this site or project: No Yes . If yes, please provide the date(s) of issuance and citation/report number(s):

Have the Code Violations been corrected: No N/A Yes . Provide date of correction:

Are the property taxes paid to date: No Yes . If not, what is the amount in default? _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

State License No. and Status (If applicable): _____

Have the conditions currently applicable to this project per the approved Conditions of Approval and Advisory Notification Document been met: No Yes . If not, explain:

In Construction Phase _____

Grading Permit No.: _____ Date Issued /Final : _____
Check if not applicable:

Building Permit No.: _____ Date Issued /Final : _____

Additional Comments: _____

Submit the completed form to the TLMA – Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501 via U.S. mail or in-person to the attention of the Agency Director. Forms that are not complete will not be accepted or provided to the director for review. If you have questions or need assistance complete this form, please contact the planner assigned to this project or the Planning Department at (951) 955-3200 to be connected to staff that can assist with cannabis inquiries.

Form completed by: Owner Developer Representative Other

First and Last Name: Sean St.Peter Phone No.: 619-618-8139

Owner Representation: I, _____, warrant and represent that I have authority to execute this Annual Review Report on behalf of the Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the existing development approvals and development plan covered by the development agreement. I understand that the County of Riverside may require additional information to supplement this Annual Review Report to aid in the County's determination.

Authorized Representative Signature: _____

Print Name and Title: _____

Developer/Owner Signature: Sean _____

Digitally signed by Sean
Date: 2023.07.20 11:51:07 -0700

Print Name and Title: Sean St.Peter _____

ANNUAL MONITORING REPORT — CANNABIS FACILITIES

* * *

[TO BE COMPLETED BY COUNTY]

Reviewed by: TLMA Director Co. Executive Officer County Counsel

It was determined that the Developer/Owner **IS** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

It was determined that the Developer/Owner is **NOT** in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.
Recommended Actions:

TLMA Agency Director/Designee: _____

Director's Signature: _____

Revised: 06/16/2022
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DA No.	CUP No.	District	Business Type	Operation Status	Total DAB Amount Collected	Total Code Enforcement of DAB (45%)	Total General Fund of DAB (55%)	Total DAC Amount Collected	DA Recorded	DAB Amount Due	DAC Amount Due	DAA Amount Due	DAA Amount Collected	Community
DA2000011	CUP200031	1	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	04/16/21	\$0.00	\$0.00	\$0.00	\$8,318.00	Mead Valley
DA1900036	CUP190045	1	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	10/01/21	\$0.00	\$0.00	\$0.00	\$5,960.00	High Grove
DA1900004	CUP190008	1	Retail	Open	\$253,551.36	\$114,098.11	\$139,453.25	\$338,582.77	03/02/20	\$0.00	\$0.00	\$0.00	\$10,600.00	High Grove
DA2000006	CUP200024	1	Retail	Pending	\$35,802.00	\$16,110.90	\$19,691.10	\$44,752.50	05/27/21	\$0.00	\$0.00	\$0.00	\$8,900.00	High Grove
DA1900009	CUP190016	1	Retail	Pending	\$166,583.98	\$74,962.79	\$91,621.19	\$212,333.33	06/03/21	\$82,399.68	\$108,160.00	\$3,600.00	\$7,600.00	High Grove
DA2000002	CUP200010	1	Retail	Open	\$116,417.70	\$52,387.97	\$64,029.74	\$143,335.08	01/14/21	\$0.00	\$0.00	\$0.00	\$0.00	High Grove
Total Collected - District 1					\$572,355.04	\$257,559.77	\$314,795.27	\$739,003.68		\$82,399.68	\$108,160.00	\$3,600.00	\$41,378.00	

DA1900024	CUP190036	2	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	11/30/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Lakeland Village
DA1900008	CUP190013	2	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	06/03/21	\$0.00	\$0.00	\$0.00	\$5,100.00	West Elsinore
DA1900044	CUP190053	2	Micro	Pending	\$0.00	\$0.00	\$0.00	\$0.00	04/15/21	\$0.00	\$0.00	\$0.00	\$5,815.00	Glen Ivy Hot Springs
DA1900011	CUP190018	2	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	06/03/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Coronita
DA2000023	CUP200045	2	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	01/19/22	\$0.00	\$0.00	\$0.00	\$5,100.00	Home Gardens
DA2000012	CUP200027	2	Micro	Open	\$12,656.50	\$5,695.43	\$6,961.08	\$17,136.67	07/02/21	\$75,939.00	\$102,820.00	\$1,900.00	\$5,100.00	Lakeland Village
DA1900018	CUP190029	2	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	01/14/21	\$0.00	\$0.00	\$1,400.00	\$5,100.00	Home Gardens
Total Collected - District 2					\$12,656.50	\$5,695.43	\$6,961.08	\$17,136.67		\$75,939.00	\$102,820.00	\$3,300.00	\$36,415.00	

DA1900050	CUP190059	3	Cultivation	Pending	\$0.00	\$0.00	\$0.00	\$0.00	11/15/22	\$0.00	\$0.00	\$0.00	\$5,100.00	Sage
DA2100111	CUP210120	3	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	07/10/23	\$0.00	\$0.00	\$0.00	\$0.00	Valle Vista
DA2000008	CUP200020	3	Retail	Open	\$94,612.50	\$42,575.63	\$52,036.88	\$118,265.83	05/20/21	\$62,111.21	\$77,639.16	\$0.00	\$11,260.00	Green Acres
DA1900020	CUP190032	3	Retail	Open	\$15,600.00	\$7,020.00	\$8,580.00	\$62,400.00	03/17/22	\$14,688.00	\$59,328.00	\$22,000.00	\$5,100.00	Winchester
DA1900021	CUP190033	3	Retail	Open	\$79,560.00	\$35,802.00	\$43,758.00	\$178,750.00	11/30/21	\$74,908.80	\$169,950.00	\$2,900.00	\$6,400.00	East Hemet
Total Collected - District 3					\$189,772.50	\$85,397.63	\$104,374.88	\$359,415.83		\$151,708.01	\$306,917.16	\$24,900.00	\$27,860.00	

DA2000005	CUP200015	4	Retail	Open	\$287,147.99	\$129,216.60	\$157,931.39	\$344,800.00	05/20/21	\$207,945.79	\$249,696.00	\$0.00	\$11,100.00	Thousand Palms
DA1900019	CUP190031	4	Retail	Open	\$61,728.00	\$27,777.60	\$33,950.40	\$160,000.00	10/01/21	\$47,221.92	\$123,600.00	\$2,400.00	\$6,800.00	Thousand Palms
DA1900022	CUP190034	4	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	10/21/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Thousand Palms
DA1900030	CUP190040	4	Micro	Abandoned	\$0.00	\$0.00	\$0.00	\$0.00	04/16/21	\$0.00	\$0.00	\$5,100.00	\$0.00	Thousand Palms
DA1900049	CUP190058	4	Micro	Open	\$104,949.17	\$47,227.13	\$57,722.04	\$86,666.66	08/13/21	\$58,389.90	\$85,600.00	\$2,300.00	\$5,950.00	Thousand Palms
Total Collected - District 4					\$453,825.16	\$204,221.32	\$249,603.84	\$591,466.66		\$313,557.61	\$458,896.00	\$9,800.00	\$28,950.00	

DA2000014	CUP200029	5	Retail	Pending	\$0.00	\$0.00	\$0.00	\$0.00	01/19/22	\$0.00	\$0.00	\$0.00	\$5,900.00	Cabazon
Total Collected - District 5					\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$5,900.00	

Program Total					\$1,228,609.20	\$552,874.14	\$675,735.06	\$1,707,022.84		\$623,604.30	\$976,793.16	\$41,600.00	\$140,503.00	
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Prior to Redistricting:

DA2000012	CUP200027	1	Micro	-	\$6,204.17	\$2,791.88	\$3,412.29	\$8,083.33	07/02/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Redistrict: D1 to D2
DA1900024	CUP190036	1	Retail	-	\$0.00	\$0.00	\$0.00	\$0.00	11/30/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Redistrict: D1 to D2
DA1900008	CUP190013	1	Retail	-	\$0.00	\$0.00	\$0.00	\$0.00	06/03/21	\$0.00	\$0.00	\$0.00	\$5,100.00	Redistrict: D1 to D2
DA1900044	CUP190053	1	Micro	-	\$0.00	\$0.00	\$0.00	\$0.00	04/15/21	\$0.00	\$0.00	\$0.00	\$5,815.00	Redistrict: D1 to D2
DA2000002	CUP200010	2	Retail	-	\$80,659.24	\$36,296.66	\$44,362.58	\$98,295.53	01/14/21	\$0.00	\$0.00	\$0.00	\$8,225.00	Redistrict: D2 to D1
DA1900036	CUP190045	2	Retail	-	\$0.00	\$0.00	\$0.00	\$0.00	10/01/21	\$0.00	\$0.00	\$0.00	\$5,960.00	Redistrict: D2 to D1
DA1900004	CUP190008	2	Retail	-	\$180,926.53	\$81,416.94	\$99,509.59	\$236,697.31	03/02/20	\$0.00	\$0.00	\$0.00	\$8,100.00	Redistrict: D2 to D1
DA2000006	CUP200024	2	Retail	-	\$35,802.00	\$16,110.90	\$19,691.10	\$44,752.50	05/27/21	\$0.00	\$0.00	\$0.00	\$6,400.00	Redistrict: D2 to D1
DA1900009	CUP190016	2	Retail	-	\$166,583.98	\$74,962.79	\$91,621.19	\$212,333.33	06/03/21	\$0.00	\$0.00	\$0.00	\$7,600.00	Redistrict: D2 to D1

Legend	
Green	Open
Red	Fees Owed
Gray	Prior to Redistricting

DA No.	CUP No.	District	Business Type	Applicant	BTI No.	BTI Permit Status	Notes
DA1900008	CUP190013	1	Retail	Michael Lee; 15573 Grand LLC	BTI2100006	Expired - 06/01/23	Payment due prior to 1st permit
DA1900024	CUP190036	1	Retail	Nibble This - Lake Elsinore, LLC; Lakeland Plaza, LLC; Elliot Lewis	BTI2100048	Issued - 10/05/22	Payment due prior to COO.
DA1900044	CUP190053	1	Micro	23215 Temescal Canyon, LLC; River Releaf, LLC	BTI2100203 BTI2300052	Plan Check - 05/08/23; Clearances Required - 08/02/23	Payment due prior to COO
DA2000006	CUP200024	1	Retail	Quantum Real Estate, LLC; Sean St. Peter; Tara St. Peter	BTI2100172	Issued - 06/01/23	Payment due prior to COO
DA2000011	CUP200031	1	Retail	HHI Riverside, L.L.C.; Sean St. Peter; Tara St. Peter	BNR2100221	Pending Correction - 08/15/23	Payment due prior to COO
DA2000012	CUP200027	1	Micro	A&A Property Investment, LLC; I.E. Gardens 2, Inc., dba Empire Gardens	BTI2100196 BTI2100195	Issued - 11/17/22; Final - 04/17/23	Initial Payment made. Amended to prior to COO.
DA1900004	CUP190008	2	Retail	4EG Services, L.L.C. and The Artist Tree IVA, L.L.C.	BTI2000036	Final - 09/30/21	Active
DA1900009	CUP190016	2	Retail	People's Properties Riverside, LLC; Grand Property Group, LLC; Standard Properties, LLC; Bernard Stainmann	BTI2000091	Expired - 11/01/22	On Hold - 07/26/22 per applicant to withdraw EOR.
DA1900011	CUP190018	2	Retail	Coronita Helping Hands, LLC; Douglas Heldoorn; Chad Franks	BNR2000042	Issued - 04/25/23	Payment due prior to COO
DA1900018	CUP190029	2	Retail	The Artist Tree IV, L.L.C.; Walid Zafari	BNR2200075	Clearances Required - 05/25/23	Payment due prior to COO
DA1900036	CUP190045	2	Retail	The Castle Riverside, LLC; Gabriel Guzman; Joseph Pitruzzello & Frances Ilene Pitruzzello, Trustees of the Joseph Pitruzzello & Frances Ilene Pitruzzello Trust	BTI2100178	Issued - 05/19/23	Payment due prior to COO
DA2000002	CUP200010	2	Retail	Greentek Investments, LLC; Excel Riverside, Inc.	BTI2000055	Final - 11/02/21	Active
DA2000023	CUP200045	2	Retail	Golden Hights; Brook Dunquesnel; Aialoco, LLC	BTI2200082	Issued - 07/07/23	Payment due prior to COO
DA1900020	CUP190032	3	Retail	2525 Ramona, LLC; CPR - Winchester, LLC	BTI2000107	Final - 01/17/23	Active. Negative: \$22,122.67 DAA; \$1,760.73 BTI.
DA1900021	CUP190033	3	Retail	R and B Investment, Inc.; Catalyst Hemet LLC; Elliot Lewis; Damian Martin	BTI2100018 BTI2200074	Final - 05/25/22; Final- 04/10/23	Active
DA1900050	CUP190059	3	cultivation	IseGarden, LLC; Hermanos Semanas, LLC; Jennifer Lynn Weeks; Joshua Steeves; Benjamin R. Weeks, Jr.; Jason E. Weeks	N/A	N/A	Payment due prior to COO
DA2000008	CUP200020	3	Retail	Quantum Real Estate, LLC; Sean St. Peter; Tara St. Peter	BTI2100034	Final- 02/27/23	08/04/22. Initial payment paid. Prior to COO.
DA2100111	CUP210120	3	Retail	Community Veterans of Rivco, LLC; Cake Enterprises, Inc.; National City Preferred Health Group, Inc.; 43613 E. Florida Avenue, LLC; Haith M. Razuki; MK Assets, LLC; SHE Assets, LLC; SY Assets, LLC; Perris Investment Property, LLC;	BTI2300067	Plan Check - 08/02/23	Payment due prior to COO
DA1900019	CUP190031	4	Retail	Wishon Fresno, LLC; F2-Palm Desert, LLC, Damian Martin; Elliot Lewis	BTI2100020	Final - 03/01/22	Active
DA1900022	CUP190034	4	Retail	Sandra J. Gibson, Trustee of the Gibson Family Trust; EEL-Riverside County, LLC; Elliot Lewis	BTI2200065	Expired - 06/02/23	Payment due prior to COO
DA1900030	CUP190040	4	Micro	Flora Road, LLC; Dave Boggs; Joe Lizarraga; Kevin Johnson	N/A	N/A	Abandoned. CUP/DA neg. \$11,072.76.
DA1900049	CUP190058	4	Micro	Samuel Kapukchyan; Kappkush, Inc.	BTI2100025	Final - 05/18/22	Active
DA2000005	CUP200015	4	Retail	Quantum Real Estate, LLC; Sean St. Peter; Tara St. Peter	BTI2100047	Final - 01/18/22	Active
DA2000014	CUP200029	5	Retail	Empire Cabazon, LLC; 50920 Seminole, LLC; Michael Lee; Anthony Hicks; Christopher Henry	BTI2100026	Issued - 04/29/22	Payment due prior to COO