



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 13, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin Jeffries  
Planning Commissioner: Carl Bruce Shaffer  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**DEVELOPMENT AGREEMENT NO. 1900027, CONDITIONAL USE PERMIT NO. 190038** – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 ac min.) – Location: North of Carancho Rd, East of El Calamar Rd, West of Deluz Rd – 72.15 Acres – Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – **REQUEST:** Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq.ft. building, twelve (12) 1,800 sq.ft. mature canopy greenhouses and six (6) 3,240 vegetation greenhouses. – APN: 933-020-005 – Related Cases: CAN190118, CEQ190129, DA1900027 – **BBID: 845-152-289**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:** A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on December 5, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO OBTAIN RECORD AND VERIFY ALL EXISTING CONDITIONS AND UTILITIES TO BE PROTECTED OR REMOVED BY THE CONTRACTOR. VERIFY ALL UTILITIES TO BE PROTECTED OR REMOVED BY THE CONTRACTOR. VERIFY ALL UTILITIES TO BE PROTECTED OR REMOVED BY THE CONTRACTOR.
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# CANNABIS CULTIVATION FACILITY

## 22750 CARANCHO RD, TEMECULA, CA 92590

### CONDITIONAL USE PERMIT

#### VICINITY MAP



#### 2/CS: VICINITY MAP. NTS

- PROVIDE ALL UTILITIES TO BE PROTECTED OR REMOVED BY THE CONTRACTOR. VERIFY ALL UTILITIES TO BE PROTECTED OR REMOVED BY THE CONTRACTOR.
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#### SCOPE OF WORK

- NO DEMO

#### SHEET INDEX

- CS: COVER SHEET
- 5/CS: SITE PLAN
- A1.3 PROPOSED ENLARGED SITE PLAN
- A2.3 PROPOSED FLOOR PLANS
- A3.3 PROPOSED BLDG. & ELEVATION PLANS
- A4.1 PROPOSED GREENHOUSE ELEVATION
- A4.2 ACCESSIBILITY DETAILS FOR WALKING
- A4.3 ACCESSIBILITY DETAILS FOR RAMP, STAIRS AND ELEVATORS
- A4.4 ACCESSIBILITY DETAILS FOR DRIVEWAY, WALKWAYS AND SPACES
- A4.5 ACCESSIBILITY DETAILS FOR SCENES
- SP1: BISC AND TOPOGRAPHY MAP
- SP2: WATER REPORT

#### UTILITY PURVEYORS

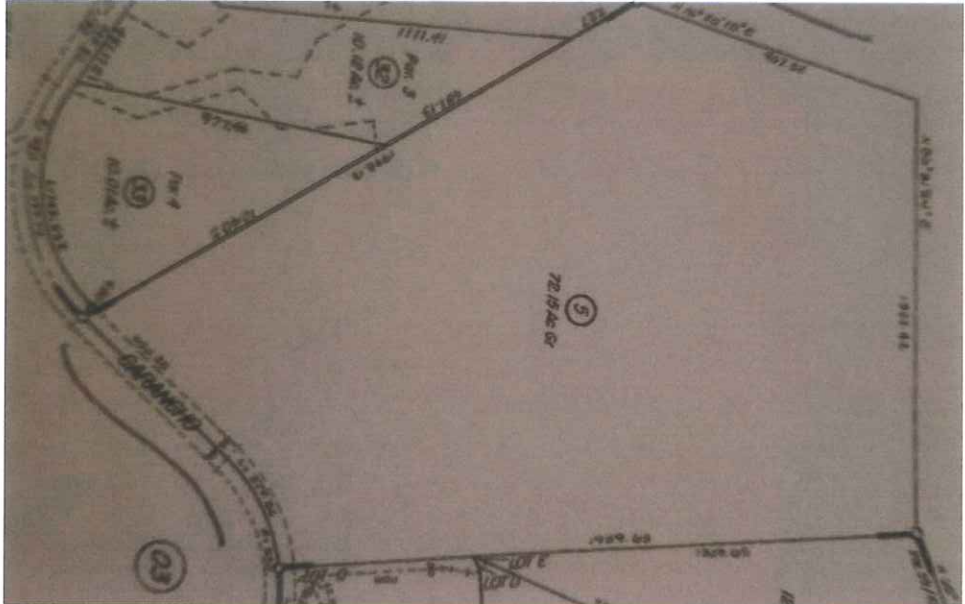
- water and sewer: Rancho California Water District
- gas: Southern California Gas Company
- electricity: Southern California Edison
- telephone: Southern California Telephone Company
- cable television: Time Warner
- school district: Murrieta Valley Unified School District

APPLICABLE CODES:	
1. 2016 CBC	
2. 2016 CFC	
3. 2016 CMC	
4. 2017 CALIFORNIA FIRE CODE (CFC)	

BUILDING INFO:	
(N) INDUSTRIAL/WAREHOUSE SPACE:	TOTAL BUILDING: 63,120 SF
LOT SIZE:	3,114,540 SF (THIS APN ONLY)
(N) ADDITION:	NO
FLOOR AREA TOTAL:	150,342 SF
OCCUPANCY & CONSTRUCTION TYPE:	TYPE III-B
FIRE PROTECTION:	NON-SPRINKLERED
OCCUPANCY:	B, F-2 & S-2
NUMBER OF STORES:	1
MAXIMUM HEIGHT:	28'

PARKING:	
2 PER 3 EMPLOYEES	
9 PROPOSED EMPLOYEES	
6 REQUIRED SPACES	
7 PROVIDED SPACES:	
LEGAL DESCRIPTION:	LEGAL DESCR. REFER TO SP1
APN NO.:	933-020-005-6
LOT AREA:	3,114,540 SF
HILLSIDE:	YES

#### 1/CS: PARCEL MAP. NTS



**SCALE**  
DATE: 10/03/19  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**LEGEND**

- 1. 2016 CBC
- 2. 2016 CFC
- 3. 2016 CMC
- 4. 2017 CALIFORNIA FIRE CODE (CFC)
- 5. 2016 CALIFORNIA BUILDING CODE (CBC)
- 6. 2016 CALIFORNIA FIRE CODE (CFC)
- 7. 2016 CALIFORNIA COMMUNITY DEVELOPMENT CODE (CDC)
- 8. 2016 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
- 9. 2016 CALIFORNIA GOVERNANCE CODE (GC)
- 10. 2016 CALIFORNIA LABOR CODE (LC)
- 11. 2016 CALIFORNIA PENAL CODE (PC)
- 12. 2016 CALIFORNIA REALITY ACT (RA)
- 13. 2016 CALIFORNIA REVENUE AND TAX CODE (RTC)
- 14. 2016 CALIFORNIA SAFETY CODE (SC)
- 15. 2016 CALIFORNIA SOCIAL SERVICES CODE (SSC)
- 16. 2016 CALIFORNIA UTILITIES CODE (UC)
- 17. 2016 CALIFORNIA VEHICLE CODE (VC)
- 18. 2016 CALIFORNIA WELFARE AND INSTITUTIONS CODE (WIC)
- 19. 2016 CALIFORNIA WILDFIRE ACT (WFA)
- 20. 2016 CALIFORNIA WILDFIRE PREVENTION ACT (WFP)
- 21. 2016 CALIFORNIA WILDFIRE SAFETY ACT (WFS)
- 22. 2016 CALIFORNIA WILDFIRE SUPPRESSION ACT (WFSU)
- 23. 2016 CALIFORNIA WILDFIRE TRAIL ACT (WFTA)
- 24. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 25. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 26. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 27. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 28. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 29. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)
- 30. 2016 CALIFORNIA WILDFIRE TRAIL SAFETY ACT (WFTSA)

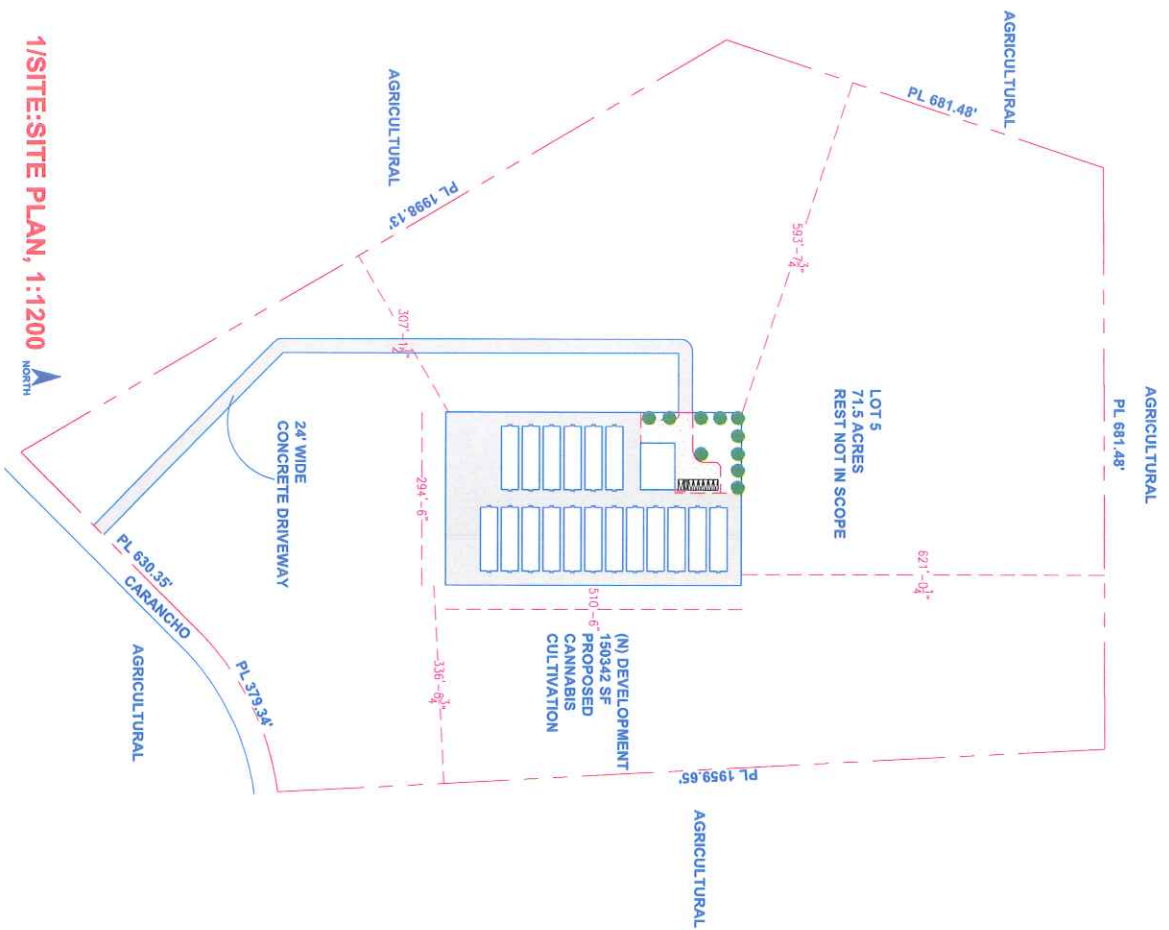
**OWNER:**  
SMITH HOLDINGS  
8711 YARDWAY  
92592-1099  
Smithville@gmail.com

**DESIGN:**  
RANON BARDUO  
4273 CANOGA AVE  
310-662-5382  
RANON@RANONDESIGN.COM  
WWW.RANONDESIGN.COM

**APPLICANT:**  
SMITH HOLDINGS

22750 Carancho Rd, APN 933-020-005-6, TEMECULA, 92590  
CANNABIS CULTIVATION FACILITY  
MATURE CANOPY 22,000SF

22750 Carancho Rd, APN 933-020-005-6, TEMECULA, 92590  
 71.5 ACRES, WITH 150342 SF DEVELOPMENT. REST NOT IN SCOPE AND TO REMAIN AGRICULTURAL  
**CANNABIS CULTIVATION FACILITY**  
 MATURE CANOPY 22,000SF



**1/SITE:SITE PLAN, 1:1200**



**OWNER:**  
 RANON BACQUIO  
 8725 172889  
 samhazzep@gmail.com

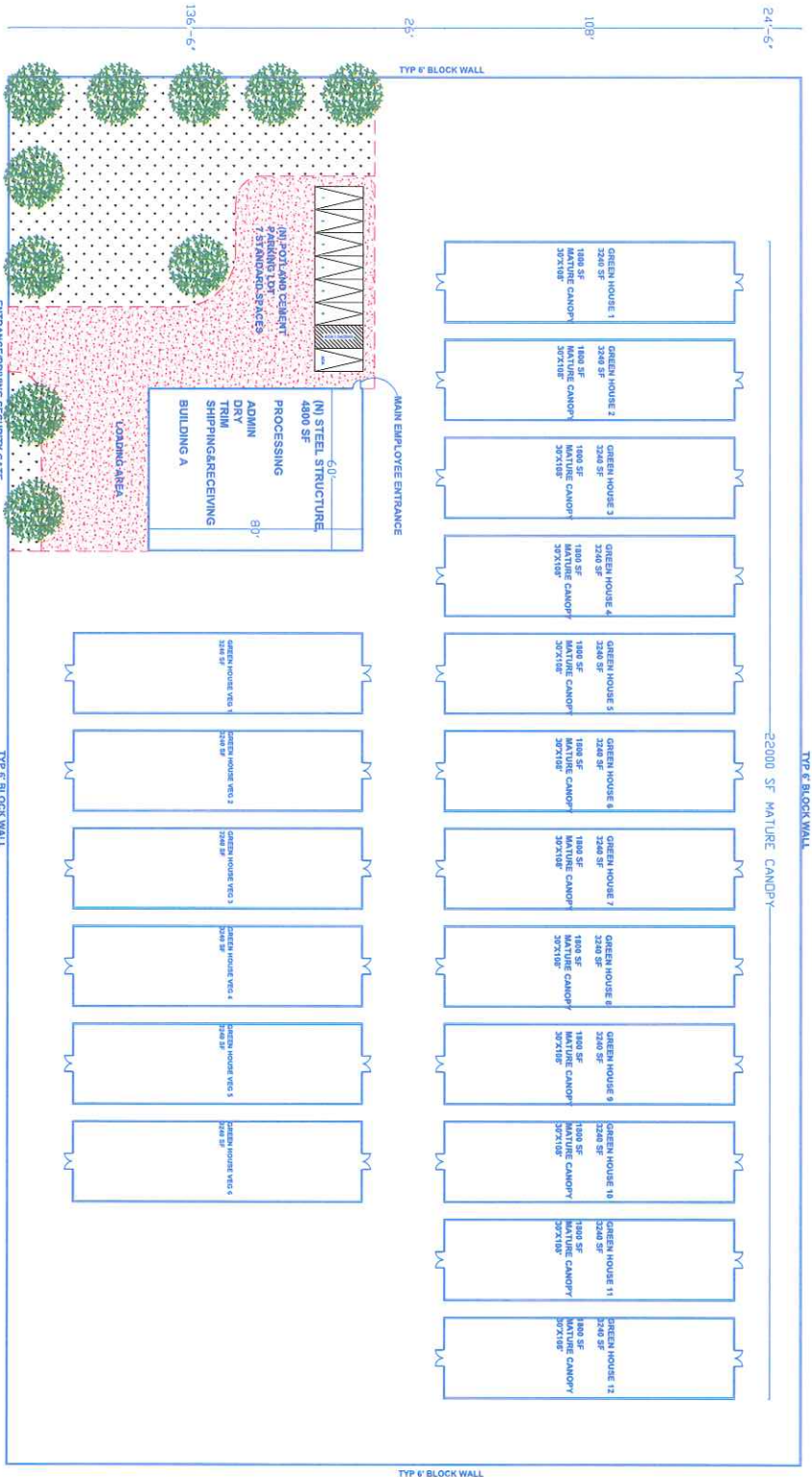
**DESIGN:**  
 RANON BACQUIO  
 4275 CANON AVE  
 TEMECULA, CA  
 92590  
 RBPLANDSIGN@GMAIL.COM  
 WWW.CALPLANDSIGN.COM

**APPLICANT:**  
 Sam Hazzep

22750 Carancho Rd, APN 933-020-005-6, TEMECULA, 92590  
**CANNABIS CULTIVATION FACILITY**  
 MATURE CANOPY 22,000SF




**SITE PLAN**  
 RB 040819

**SITE**



**1/A1.0: PROPOSED DEVELOPMENT PLAN, 1:250**

**SITE LEGEND:**

-  LANDSCAPING
  -  STANDARD 8.5'X18' PARKING SPACE
  -  TOTAL 7
- PARKING MATRIX:**

  - 2 PER 3 EMPLOYEES
  - 9 PROPOSED SPACES
  - 6 REQUIRED SPACES
  - 7 PROVIDED SPACES
- BUILDING MATRIX:**

  - 18 GREEN HOUSES
  - 1 STEEL STRUCTURE

**OWNERS:**  
Sam Hazelp  
3700 172nd St  
San Diego, CA 92128  
samhazelp@gmail.com

**DESIGNER/ARCHITECT:**  
WOODLAND HILLS, CA  
4273 CANOGA AVE  
RIP-AN-DESIGN@GMAIL.COM  
WWW.CALPANDERSON.COM

**APPLICANT:**  
Sam Hazelp

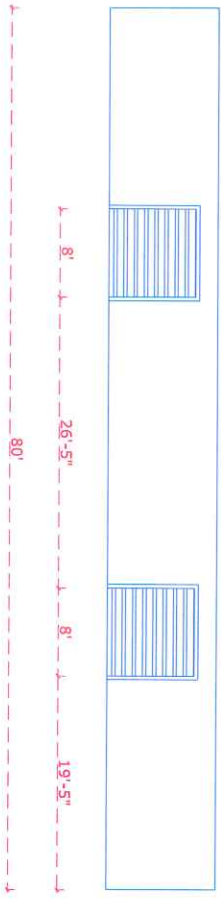
22750 Carancho Rd, APN 933-020-005-6, TEMECULA, 92590  
**CANNABIS CULTIVATION FACILITY**  
 MATURE CANOPY 22,000SF

PROPOSED ENLARGED SITE PLAN  
 RB 040819

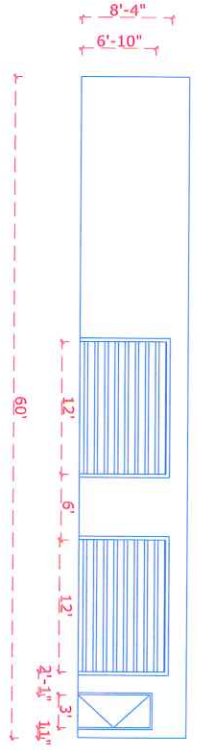
**A1.0**



**1/A3.0: PROPOSED BLDG A NORTH ELEVATION, 3/16"=1'**



**2/A3.0: PROPOSED BLDG A SOUTH ELEVATION, 3/16"=1'**



**3/A3.0: PROPOSED BLDG A EAST ELEVATION, 3/16"=1'**

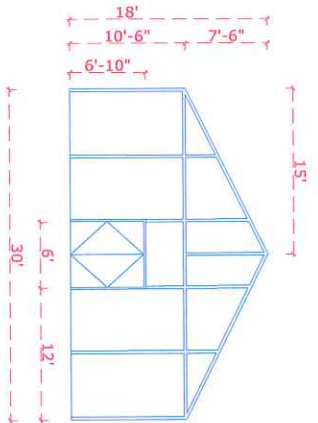
CLIENT: CARANCHO  
 CLIENT PROJECT: 22750 CARANCHO RD., TEMECULA, CA 92590  
 PROJECT: MATURE CANOPY 22,000 SF  
 DESIGN: RAYMON BAGLIO ARCHITECTURE  
 319-582-5382  
 WWW.CALPLANDESIGN.COM

**OWNER:**  
 Steve Hartzup  
 970.317.8899  
 sarhartzup@gmail.com  
**DESIGN:**  
 RAYMON BAGLIO  
 ARCHITECTURE  
 319-582-5382  
 WWW.CALPLANDESIGN.COM

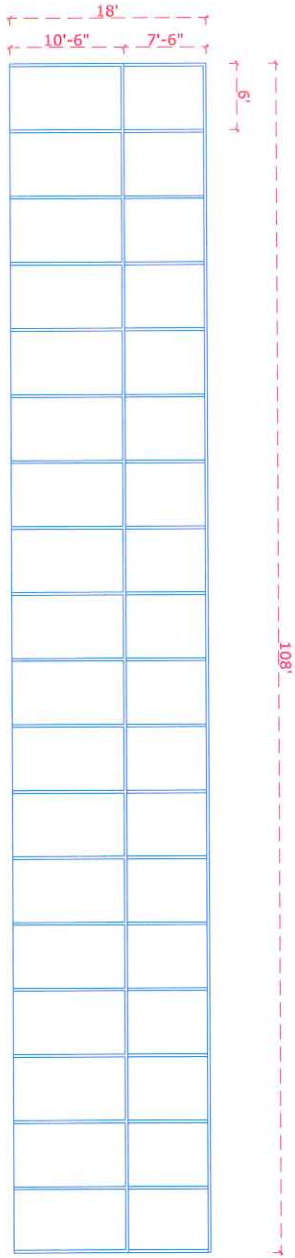
22750 Carancho Rd, APN 933-020-005-6, TEMECULA, 92590  
 CANNABIS CULTIVATION FACILITY  
 MATURE CANOPY 22,000SF

PROPOSED  
 BLDG A  
 ELEVATION PLANS  
 SL 100419

**A3.0**



**4/A3.0: PROPOSED GREENHOUSE EAST  
ELEVATION, 3/16"=1'**



**2/A3.1: PROPOSED GREENHOUSE WEST  
ELEVATION, 3/16"=1'**

**OWNER:**  
Sam Haeber  
970-317-0889  
samhaeber@gmail.com

**DESIGN:**  
DEREK BUCHHEID  
4273 CANOGA AVE  
WOODLAND HILLS, CA  
91367  
310-892-0882  
derek@bucdesign.com  
WWW.CALIFLANSIGN.COM

**APRIL 2021**  
Sam Haeber

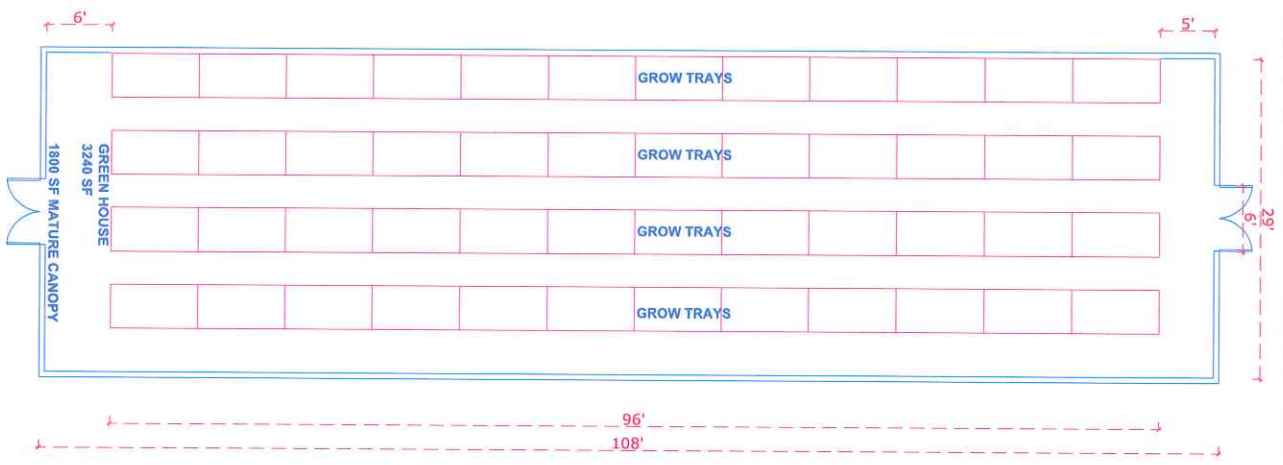
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CANNABIS CULTIVATION FACILITY  
MATURE CANOPY 22,000SF

PROPOSED  
GREENHOUSE  
ELEVATION PLANS  
SL 100419

**A3.1**



**2/A2.0: TYP GREENHOUSE FLOOR PLAN, 3/16"=1'**



**DATE:** 07/20/2023  
**BY:** [Signature]  
**SCALE:** 3/16"=1'  
**PROJECT:** [Signature]  
**CLIENT:** [Signature]

**OWNER:** RAYON BAGGIO  
 1800 SF MATURE CANOPY  
 3240 SF GREENHOUSE  
 22750 CARANCHO RD  
 TEMECULA, CA 92590  
 WWW.CALIFORNIADESIGN.COM

**DESIGNER:** [Signature]  
 310-582-5282  
 WWW.CALIFORNIADESIGN.COM

**APPLICANT:** [Signature]