



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: February 4, 2020

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
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section

Riverside Transit Agency
Board of Supervisors - Supervisor: Kevin
Jeffries
City of Corona Sphere of Influence

CONDITIONAL USE PERMIT NO. 03481 – EA40501 - Applicant: Kok Development, Inc. – First Supervisorial District – Property Owner – Glen Ivy Investments, Inc. – Area Plan: Temescal Canyon – Zoning Area/District: Glen Ivy Zoning Area – General Plan: Commercial Retail (CR) – Location: Southwest of I-15, north of Squaw Mountain Road, east of Temescal Canyon Road – 36.14 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **Project Description:** A Conditional Use Permit application to allow the phased expansion of the existing Tom’s Farms facility. The proposed development includes the following: 8,559 square foot Banquet Building; 1,800 Square foot Multi-Purpose Facility; 81,573 square feet of additional retail/commercial buildings; 6,790 square foot bakery with drive-thru; 12,844 square foot greenhouse; 6,850 square foot barn; 4,400 square foot amusement park building; and 8,198 square foot waterpark. The project site will also include other facility upgrades and resort amenities including outdoor seating areas and pedestrian walkways. The square footage of proposed buildings and amusement park facilities totals approximately 250,757 square feet. The site is proposing a total of 753 parking spaces for the entire site at complete buildout. The proposal also includes proposed events throughout the year. APN: 283-180-024, -025, -045, -047, -049 & -050, 290-190-047 & 048 – **BBID: 309-154-998**

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.

STATE OF CALIFORNIA
DEPARTMENT OF CONSUMER AFFAIRS
REGULATORY DIVISION

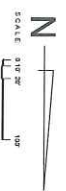
LEGEND

- 1. ORIGINAL BUILDINGS
- 2. PREVIOUSLY APPROVED BUILDINGS CUP 3246
- 3. PROPOSED FACILITIES THIS CUP
- 4. EXISTING UTILITIES
- 5. PROPOSED UTILITIES
- 6. EXISTING ROADS
- 7. PROPOSED ROADS
- 8. EXISTING UTILITIES
- 9. PROPOSED UTILITIES



DATA

NO.	DESCRIPTION	BUILDING/FACILITY		PHASE	PARKING		DESCRIPTION	
		AREA	FOOTPRINT		REQ.	AVAIL.	COLOR	REMARKS
144	IMPROVED EXISTING 100' DIA. 10' DEEP 10' WIDE	10000 SF	10000 SF	1	100	100		
145	PREVIOUSLY APPROVED BUILDINGS CUP 3246	10000 SF	10000 SF	2	100	100		
146	PROPOSED FACILITIES THIS CUP	10000 SF	10000 SF	3	100	100		
147	EXISTING UTILITIES							
148	PROPOSED UTILITIES							
149	EXISTING ROADS							
150	PROPOSED ROADS							



MASTER SITE PLAN

Director

KOK DEVELOPMENT, INC.
 2400 LAVANSON ROAD
 CONCORD, CA 94520



2390 TEMESCAL CANYON ROAD,
 CONCORD, CA 94520

Issuance / Revisions

No.	Date	Description

Drawing Description
 SITE PLAN EXHIBIT "A"

Project No. _____ Sheet No. _____
 Date 1-7-2020

SP-10

PHASE 1 DATA:

WEST BANK:

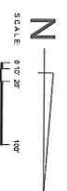
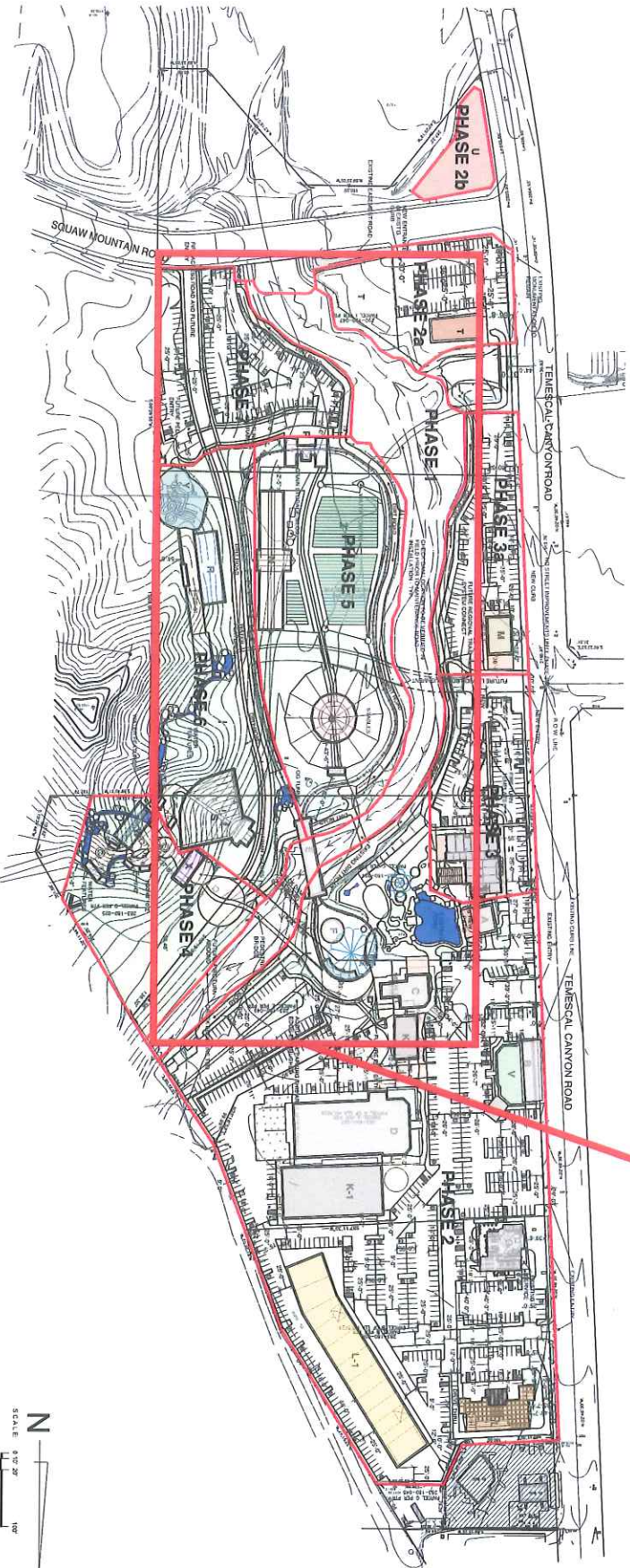
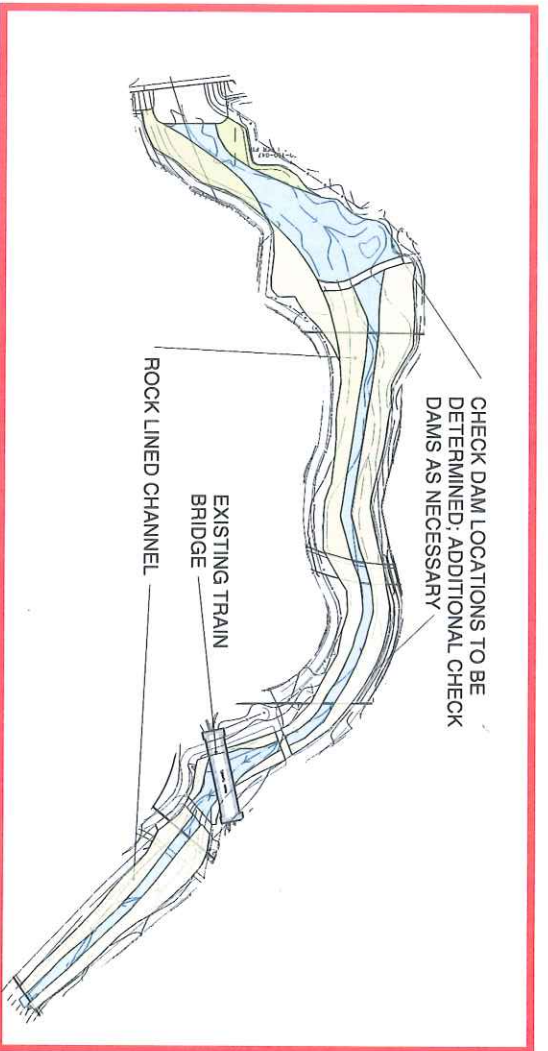
APPROX. 1,937 L.F. FROM SQUAW MOUNTAIN ROAD TO THE I-15
FREEWAY OVERPASS.

EAST BANK:

APPROX. 1,786 L.F. FROM SQUAW MTN. RD. TO CA. 1-15 O/P

ALL CREEKWORK CURRENTLY FALLS UNDER CALIF. WILDFIRE
EMERGENCY REGULATORY PERMIT NOTIFICATIONS TO U.S.
ARMY CORPS. OF ENGINEERS, THE REGIONAL WATER QUALITY
CONTROL BOARD (RWQCB), AND THE CALIFORNIA
DEPARTMENT OF DEPARTMENT OF FISH AND GAME.

ALL CREEK STABILIZATION WORK TO BE PER RIVERSIDE
COUNTY FLOOD CONTROL AND WATER CONSERVATION
DISTRICT (RCFCWCD) STANDARD NO. CH325.



PHASE 1 PLAN

<p>Developer</p>  <p>KOK DEVELOPMENT, INC 951-494-7555 24080 LAWSON ROAD CORONA, CA 92883</p> <p>Project Name :</p>	<p>Consultants :</p>  <p>Rott's Farms 23800 TEMESCAL CANYON ROAD, CORONA, CA 92883</p>	<p>Client / Owner KOK DEVELOPMENT, INC 24080 LAWSON ROAD CORONA, CA 92883 951-494-7555</p> <p>Project Manager :</p> <p>Client / Owner KOK DEVELOPMENT, INC 24080 LAWSON ROAD CORONA, CA 92883 951-494-7555</p>	<p>Scale</p> <p>Date</p> <p>Sheet No.</p>	<p>Issuance / Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description										<p>Drawing Description</p> <p>PHASE 1 PLAN</p> <p>Project No.</p> <p>Sheet No.</p> <p>PP-1</p> <p>Date</p> <p>1-7-2020</p>
No.	Date	Description															

PHASE 2 DATA:

STRUCTURES:

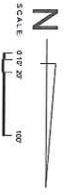
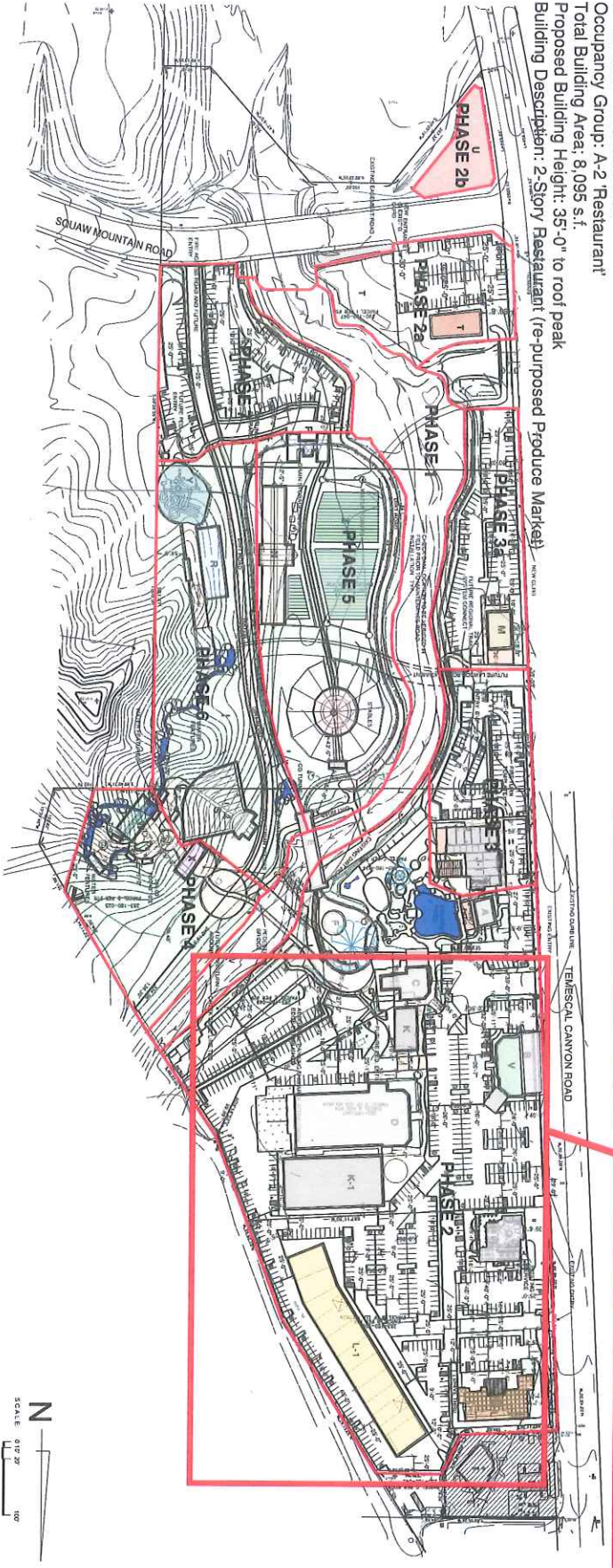
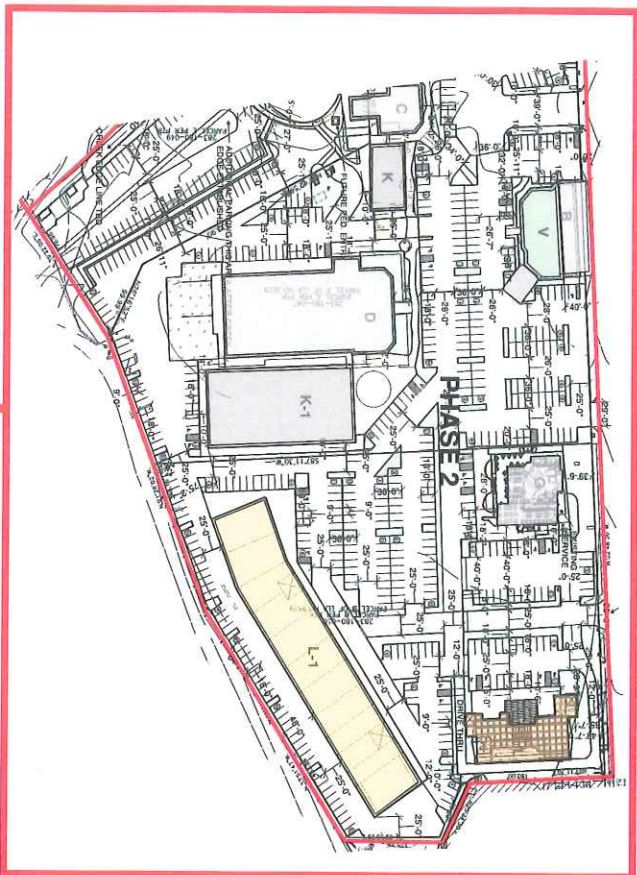
- K - RETAIL - PAVILLION
Occupancy Group: A-2 Assembly
Total Building Area: 3,690 s.f.
Proposed Building Height: 20'-0" to roof peak
Building Description: 1-Story, Multi-Use
- K-1 - RETAIL - NEW FURNITURE STORE
Occupancy Group: M - Retail
Total Building Area: 18,238 s.f.
Proposed Building Height: 25'-0" to roof peak
Building Description: 1-Story, Retail
- L - RETAIL - DRIVE-THRU COFFEE & BAKERY
Occupancy Group: A-2 Drive-thru
Total Building Area: 6,790 s.f.
Proposed Building Height: 30'-0" to roof peak
Building Description: 1-Story Retail - Coffee Shop (w/Drive-thru) & Bakery
- L-1 - MIXED USE - OFFICE o/RETAIL
Occupancy Group: B o/M OFFICES o/RETAIL
Total Building Area: 59,625 s.f.
Proposed Building Height: 35'-0" to roof peak
Building Description: 2-Story Offices o/Re-located Produce Market)
- V - RETAIL - RESTAURANT
Occupancy Group: A-2 Restaurant
Total Building Area: 8,095 s.f.
Proposed Building Height: 35'-0" to roof peak
Building Description: 2-Story Restaurant (re-purposed Produce Market)

PARKING:

Total Required = 674 sp
Total New Provided = 420 sp
Existing Provided = 255 Net sp + 420 sp = 786 sp


LANDSCAPING/O.S.

All new landscaping to be Drought Tolerant Plan MTI.



PHASE 2 PLAN

Developer
KOK DEVELOPMENT, INC.
24020 LAWSON ROAD
CORONA, CA 92883



KOK DEVELOPMENT, INC.
24020 LAWSON ROAD
CORONA, CA 92883

Project Name:
ROCK'S FARM

2390 TEMESCAL CANYON ROAD,
CORONA, CA 92883

Consultants:

No.	Date	Description

Drawing Description
PHASE 2 PLAN

Project No. Sheet No.
PP-2

Date: 1-7-2020

This drawing is the property of KOK DEVELOPMENT, INC. and is to be used only for the project and site described herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of KOK DEVELOPMENT, INC.

PHASE 2a DATA:

STRUCTURES:

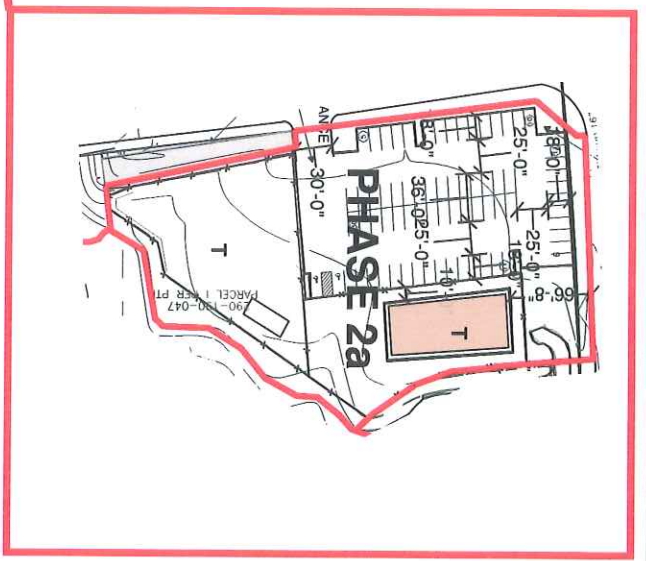
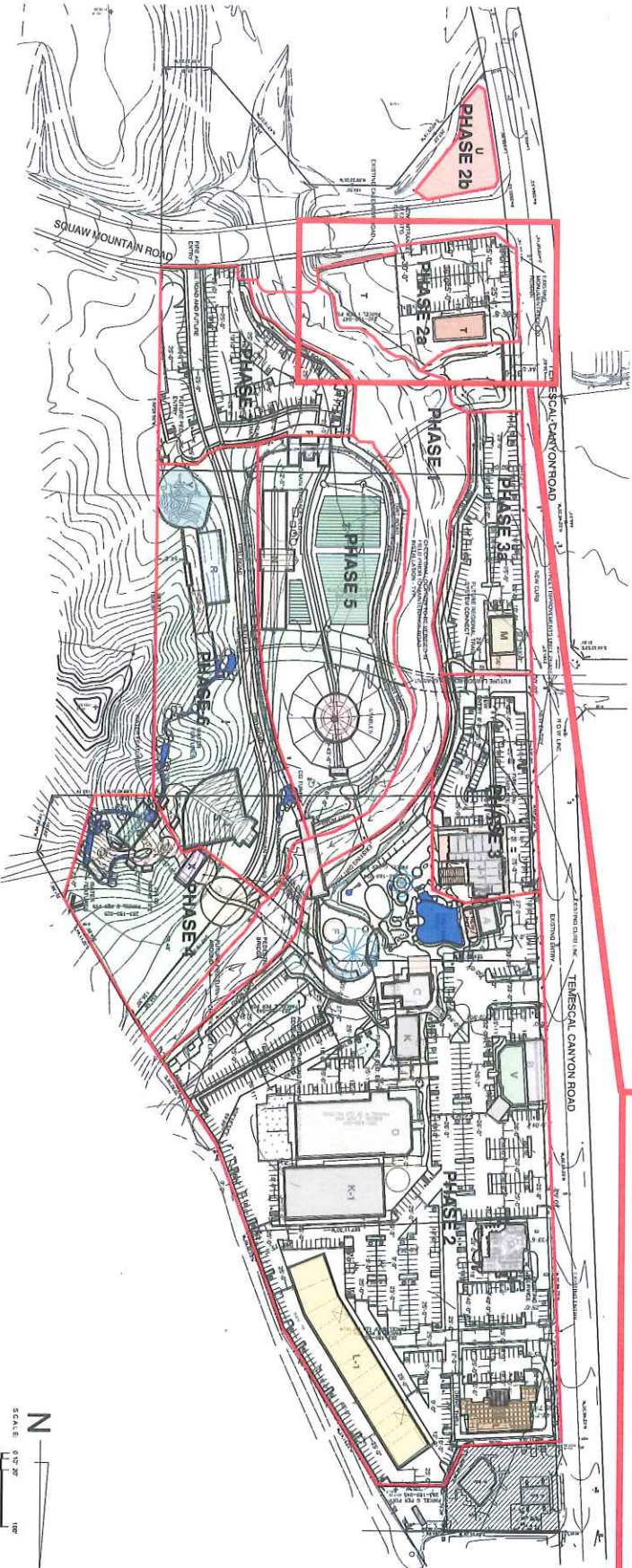
T - Retail - Nursery & Garden Room
 Occupancy Group: M 'Retail'
 Total Nursery Area: 42,555 s.f.
 Proposed Building Height: 26'-0" to roof peak
 Building Description: 1-Story, Multi-Use

PARKING:

Total Parking Required = 43 spaces
 Total Parking Provided = 72 spaces

LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
 New Paving to be Impervious Material



PHASE 2a PLAN

<p>Developer:  KOK DEVELOPMENT, INC 951-494-7555 24020 LAWSON ROAD CORONA, CA 92883</p>	<p>Project Name:  23005 TENESCAL CANYON ROAD, CORONA, CA 92883</p>	<p>Consultant: 1-7-2020 PP-2a</p>	<p>Project No. _____ Sheet No. _____</p>	<p>Drawing Description: PHASE 2a PLAN</p>	<p>Issuance / Revisions No. _____ Date _____ Description _____</p>
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PHASE 2b DATA:

STRUCTURES:

U - Nursery Storage
 Occupancy Group: U 'Agriculture'
 Total Storage Area: 16,267 s.f.
 Proposed Building Height: N/A
 Building Description: Storage container(s)

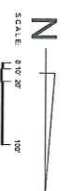
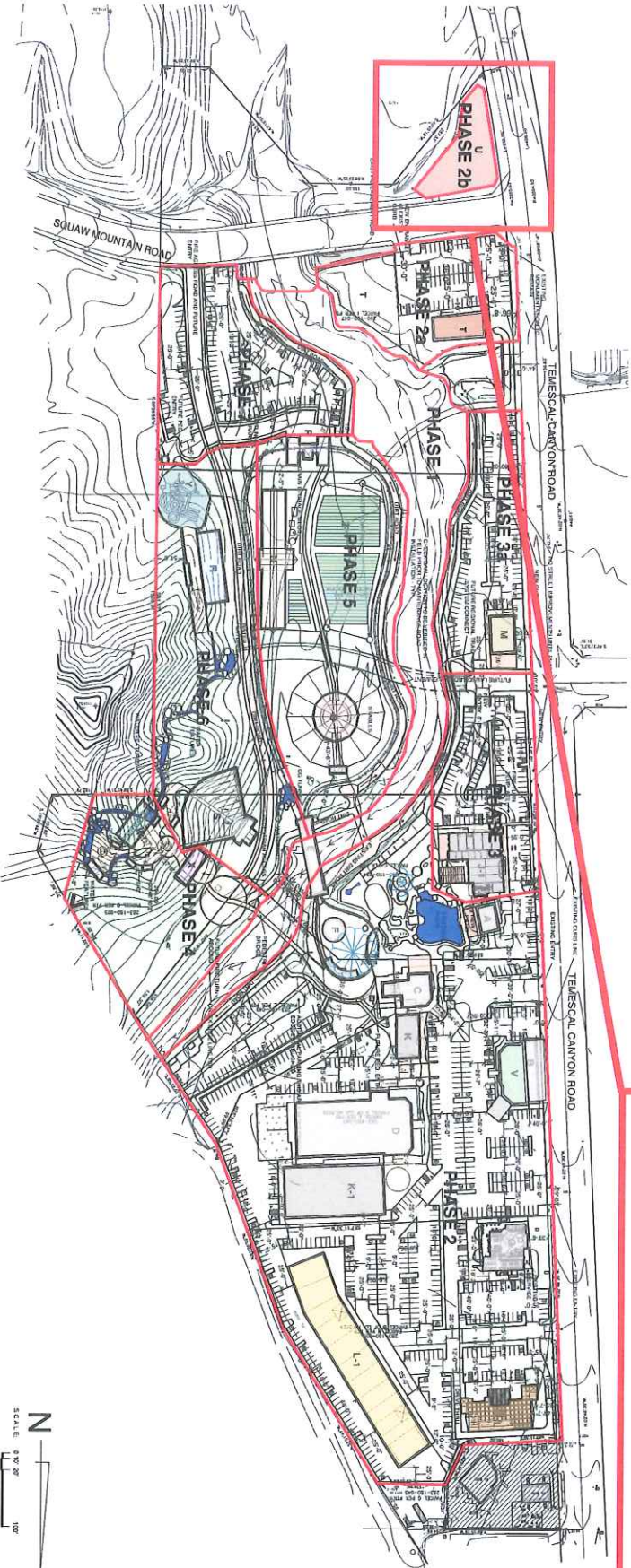
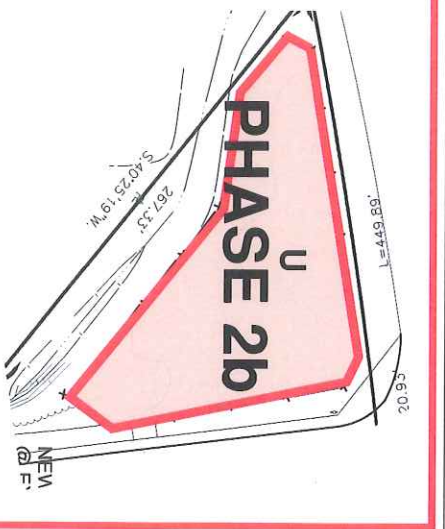
PARKING:

Total Parking Required
 Total Parking Provided



= N/A - Cart access only
 = N/A

LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
 New Paving to be Impervious Material



PHASE 2b PLAN

<p>Developer:  KOK DEVELOPMENT, INC 34020 LAWSON ROAD CORONA, CA 92885</p>	<p>Project Name:  TOM'S FARMS 23900 TEMESCAL CANYON ROAD, CORONA, CA 92883</p>	<p>Issue / Revisions No. Date Description _____ _____ _____</p>	<p>Drawing Description PHASE 2b PLAN</p>	<p>Date: 1-7-2020 PP-2b</p>
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PHASE 3 DATA:

STRUCTURES:

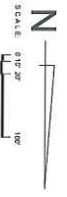
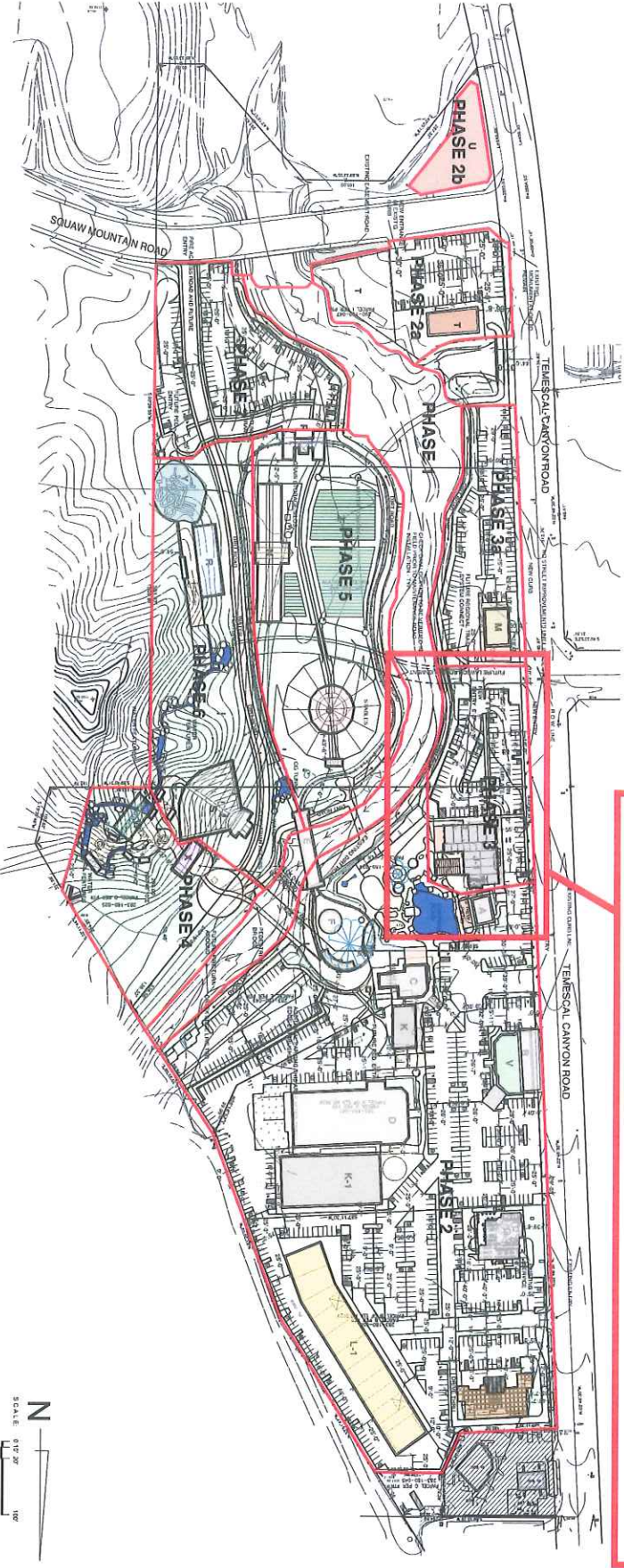
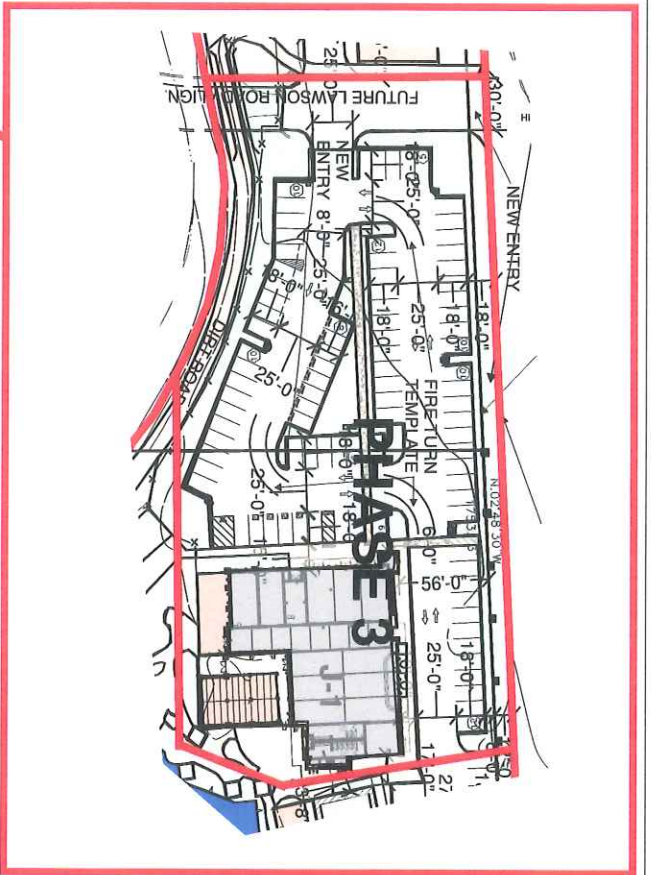
- J-1 Retail - Kids Barn & additional bathrooms
- Occupancy Group: A-2 'Assembly'
- Total Building Area: 8,559 s.f.
- Proposed Building Height: 26'-0" to roof peak
- Building Description: 1-Story, Multi-Use

PARKING:

- Existing Parking (to be removed)
- Total Parking Required = 13 standard (9'-0" x 18'-0") spaces
- Total Parking Provided = 69 spaces
- = 83 spaces

LANDSCAPE/OPEN SPACE:

- All new landscaping to be Drought Tolerant Plant Material
- New Paving to be Impervious Material
- (2) Existing Gazebos to be relocated on site



PHASE 3 PLAN

Developer:



KOK DEVELOPMENT, INC.

351-484-7555
24025 N. SERRA LOMA AVE.
CORNWALL, CA 92889

Project Name:



23800 TEMESCAL CANYON ROAD,
CORNWALL, CA 92889

Consultants:

Seal

Issuance / Revisions
No. Date Description

Drawing Description
PHASE 3 PLAN

Project No. Sheet No.

Date 1-7-2020

PP-3

1

PHASE 3a DATA:

STRUCTURES:

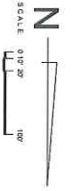
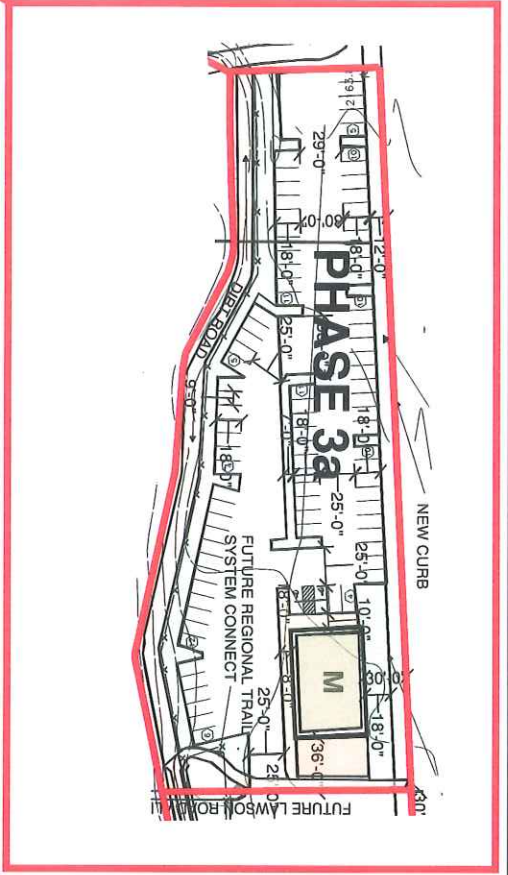
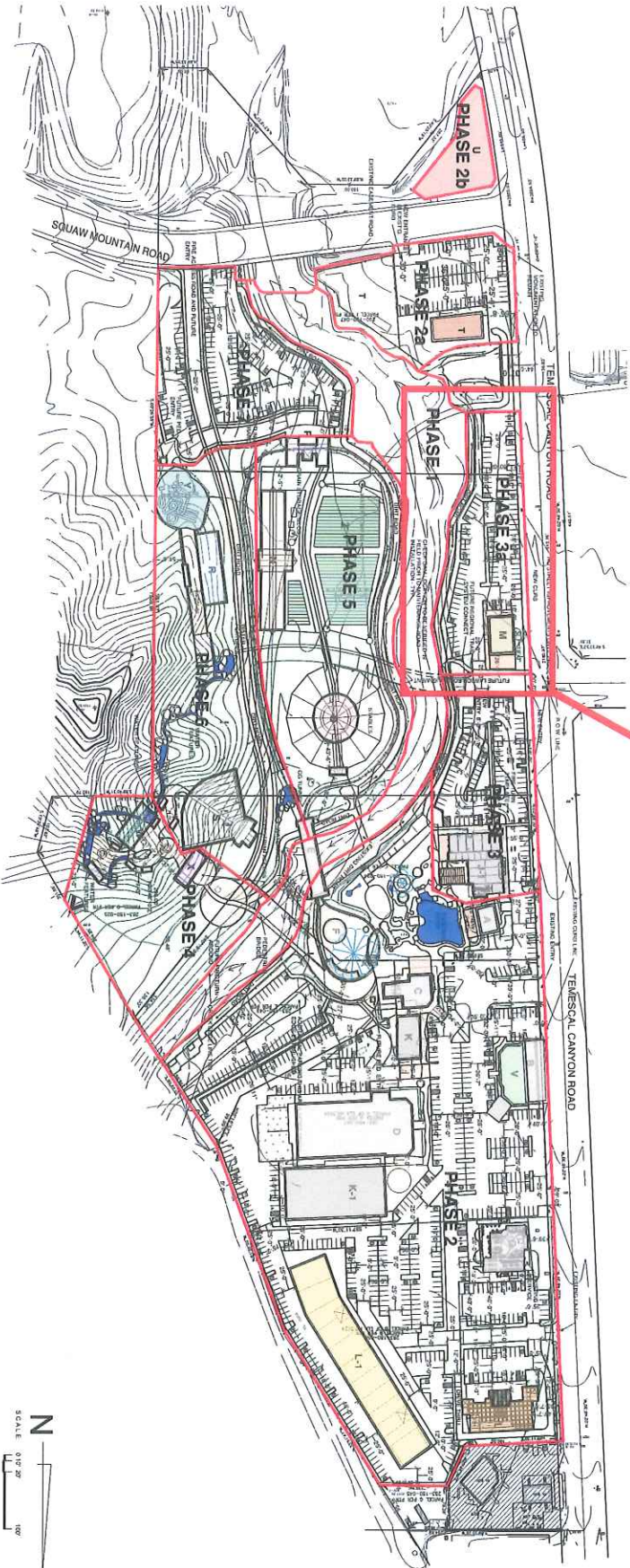
- M - Retail - Livery/Feed Store
- Occupancy Group: M "Retail"
- Total Building Area: 3,710 s.f.
- Proposed Building Height: 26'-0" to roof peak
- Building Description: 1-Story, Retail

PARKING:

- Total Parking Required = 19 spaces
- Total Parking Provided = 91 spaces

LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
 New Paving to be Impervious Material



PHASE 3a PLAN



KOK DEVELOPMENT, INC.
 951-694-7555
 24020 LAWSON ROAD
 CORONA, CA 92883



23900 TELESICAL CANYON ROAD,
 CORONA, CA 92883

Consultants :

Seal

Issuance / Revisions	No.	Date	Description

Drawing Description
PHASE 3a PLAN

Project No. _____ Sheet No. _____

PP-3a

Date: 1-7-2020

1

PHASE 4 DATA:

STRUCTURES:

- W - Ferris Wheel
- Occupancy Group: A-5 'Amusement Park Ride'
- Total Ride Area: 3,136 s.f.
- Proposed Ride Height: 100'-0" (subject to Cal-Trans Approval)
- Ride Description: 24 Gondolas w/3 loading and unloading Platforms

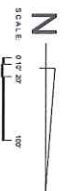
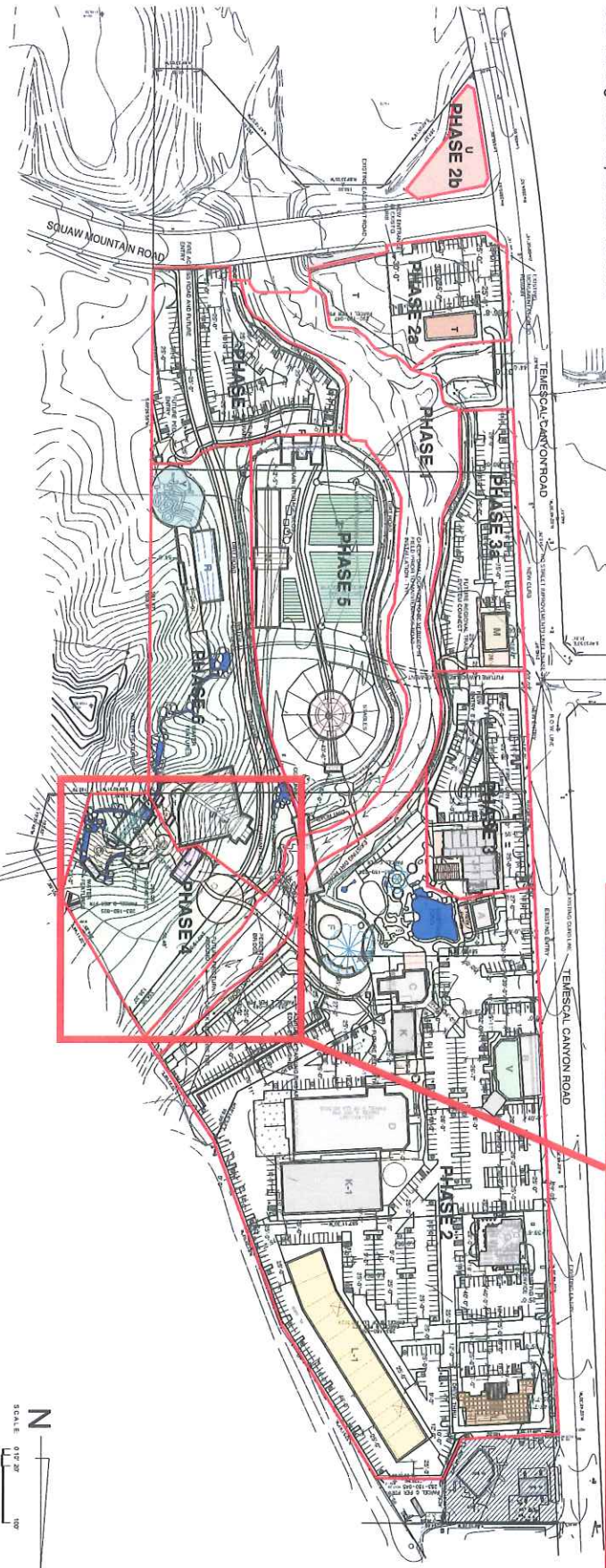
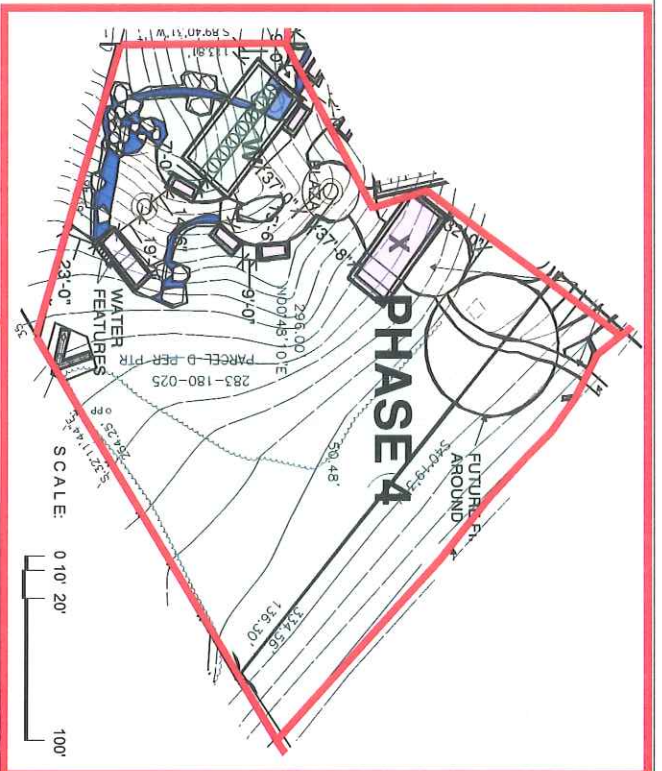
- X - Retail - Ferris Wheel Plaza
- Occupancy Group: M 'Retail'
- Total Plaza/Retail Area: 3,700 s.f.
- Proposed Bldg. Heights: Varies
- Plaza Description: Pedestrian Bridge & Pedestrian pathway accessible w/Themed Retail & waterscape

PARKING:

- Total Parking Required = 19 spaces
- Total Parking Provided = 80 spaces

LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
 New Paving to be Impervious Material



PHASE 4 PLAN



KOK DEVELOPMENT, INC
 951-464-7555
 24020 LAWSON ROAD
 CORONA, CA 92883



23905 TEMESCAL CANYON ROAD,
 CORONA, CA 92883
 Consultants :

Issue / Revisions	No.	Date	Description

Drawing Description
PHASE 4 PLAN
 Project No. Sheet No.

Date: 1-7-2020
PP-4

PHASE 5 DATA:

STRUCTURES:

N - Farm Building - Greenhouse
 Occupancy Group: U 'Greenhouse'
 Total Building Area: 12,844 s.f.
 Proposed Building Height: 30'-0" to roof peak
 Building Description: 1-Story, Greenhouse

O - Farm Building - Barn & Restrooms
 Occupancy Group: U 'Barn'

Total Building Area: 6,850 s.f.

Proposed Building Height: 30'-0" to roof peak
 Building Description: 2-Story, Barn & Stables

P - Train Station #2

Occupancy Group: A-5 'Amusement Park Building'

Total Building Area: 4,400 s.f.

Proposed Building Height: 30'-0" to roof peak
 Building Description: 2-Story Themed Train Station

Z - Farm

Occupancy Group: U 'Agriculture'

Total Farm Area: 24,283 s.f.

Proposed Building Heights: Varies
 Farm Description: Demonstration Farm w/Slots, pens, water towers, etc.

TRAIN TUNNEL

Occupancy Group: A-5 'Amusement Park Structure'

Total Building Area: 5,300 s.f.

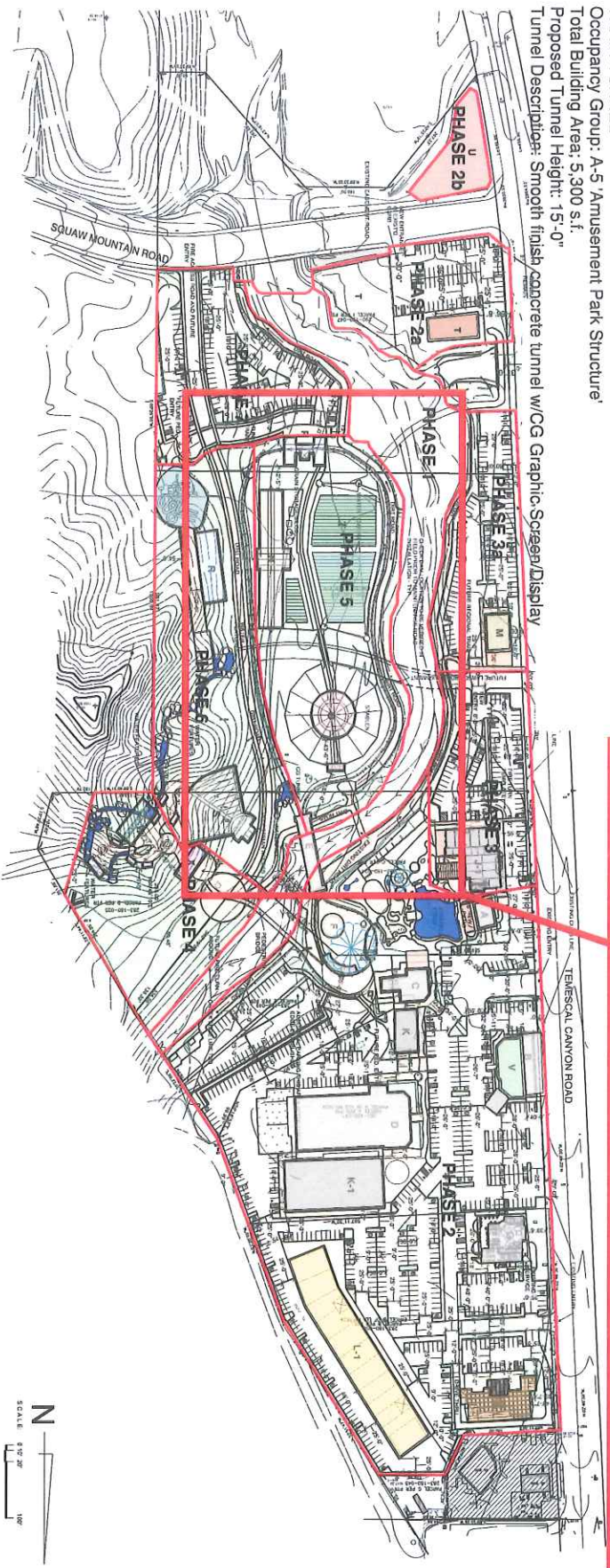
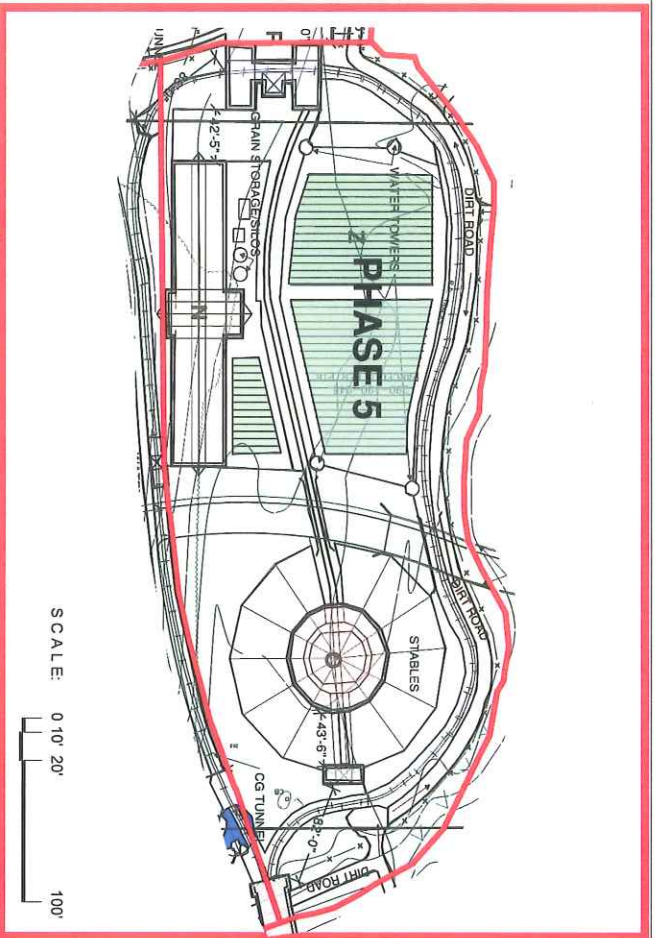
Proposed Tunnel Height: 15'-0"
 Tunnel Description: Smooth finished concrete tunnel w/CG Graphic Screen/Display

PARKING:

Total Required = N/A
 Total Provided = N/A

LANDSCAPING/O.S.

All new landscaping to be Drought Tolerant Plant Material



Developer



KOK DEVELOPMENT, INC.
 951-964-7555
 24020 LAWSON ROAD
 CORONA, CA 92883

Project Name:



23910 TILSON, CORONA, CA 92883
 CORONA, CA 92883

Consultants:

Seal

Issuance / Revisions
 No. Date Description

Drawing Description
PHASE 5 PLAN

Project No. Sheet No.

Date: 1-7-2020
PP-5

PHASE 6 DATA:
STRUCTURES:

R - Swimming Pool & Restrooms
Occupancy Group: A-4 'Swimming Pool'
Total Pool & Bldg. Area: 6,124 s.f.
Proposed Building Height: 20'-0" to roof peak
Building Description: Swimming Pool w/1 Story Restroom Bldg.

S - Amphitheater & Restrooms
Occupancy Group: A-5 'Stadium'
Total Amphitheater & Restroom Bldg. Area: 13,693 s.f.
Proposed Building Height: 20'-0" at Restrooms & Shade structures
Amphitheater Description: Pedestrian access w/Themed Plaza & Restrooms

Y - Waterpark
Occupancy Group: A-4 'Swimming Pool'
Total Waterpark area: 8,198 s.f.
Proposed Attraction Height: 60'-0" to top feature
Waterpark Description: Pedestrian access until Phase 7 'Build out'

PARKING:

Total Parking Required = 59 spaces
Total Parking Provided (at Build out) = 106 spaces

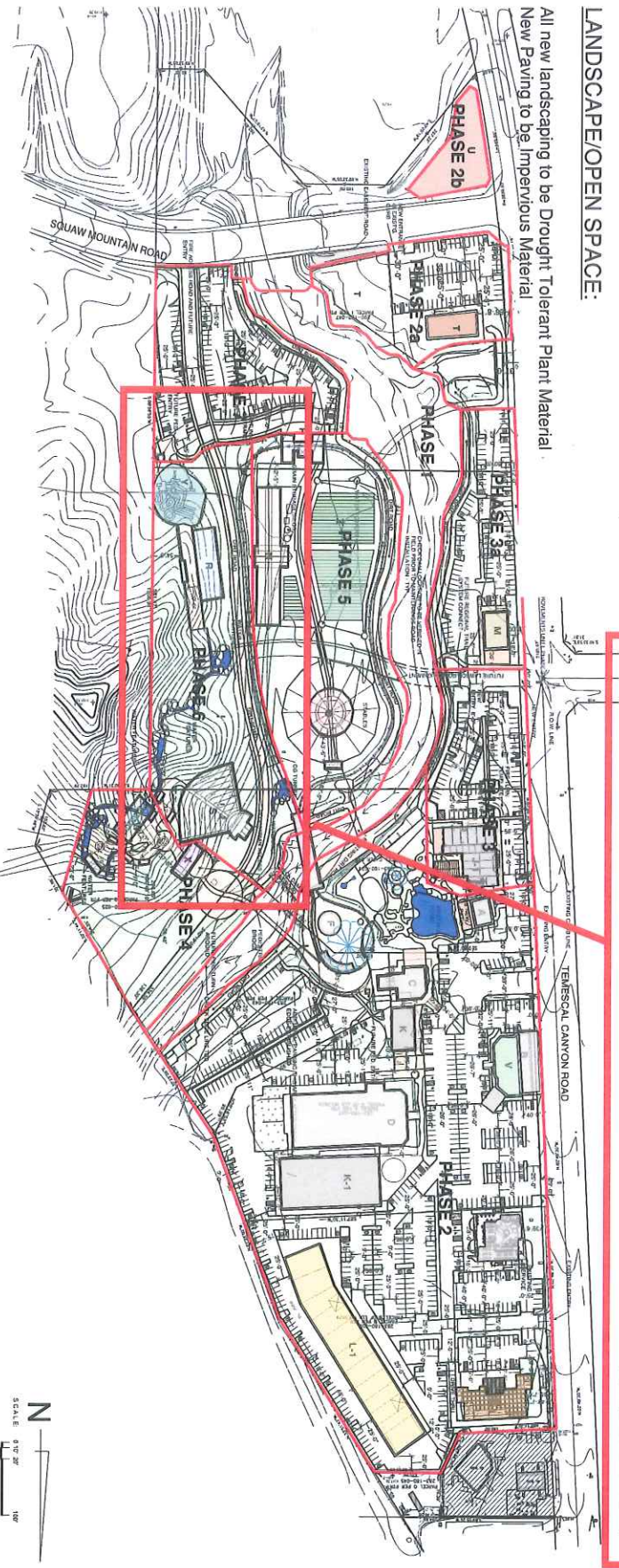
LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
New Paving to be Impervious Material



SCALE: 0.10' = 20'

100'



PHASE 6 PLAN

Developer



KOK DEVELOPMENT, INC.
2400 LANSING ROAD
CORONA, CA 92883

Project Name:



2390 TERESCAL CANYON ROAD,
CORONA, CA 92883

Consultants:

Seal

Issue / Revision
No. Date Description

Drawing Description
PHASE 6 PLAN

Project No.

Sheet No.

Date: 1/7/2020

PP-6

PHASE 7 DATA:

STRUCTURES:

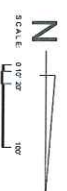
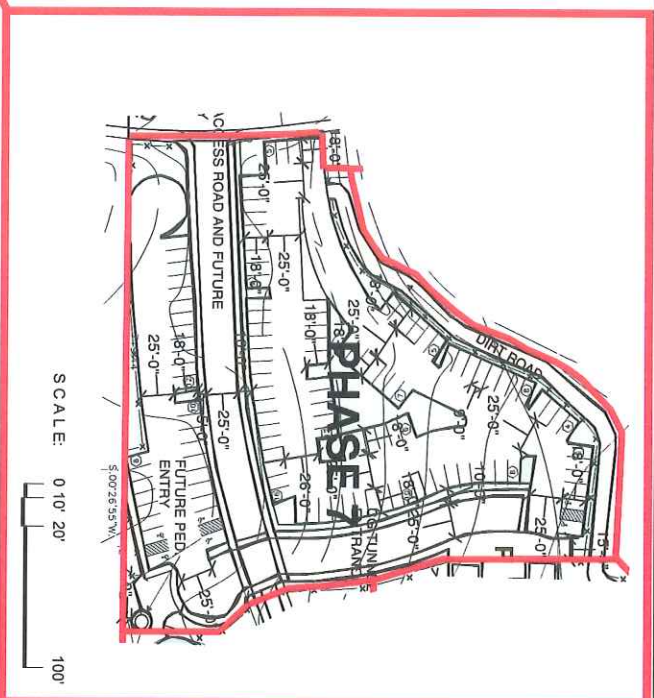
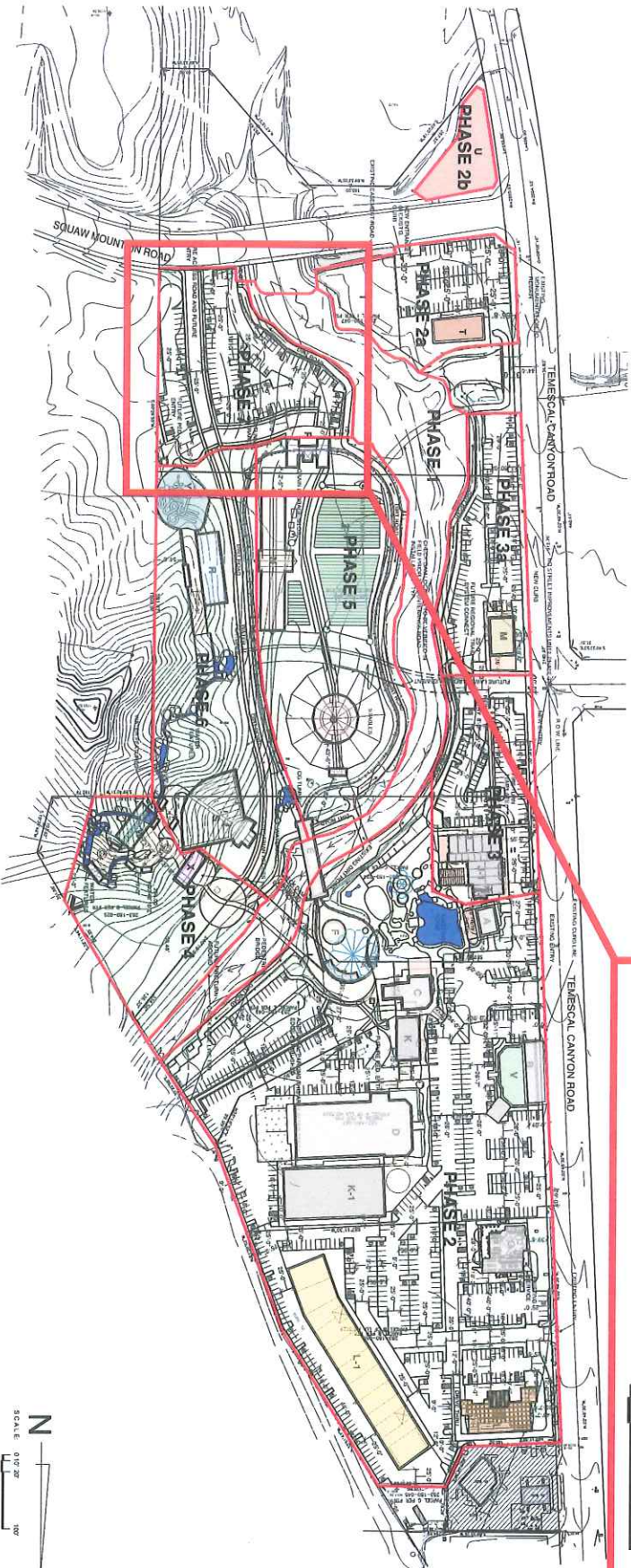
Retail - Ticket Booth
 Occupancy Group: M Retail
 Total Building Area: 200 s.f.
 Proposed Building Height: 16'-0" to roof peak
 Building Description: Themed 1 Story ticket booth. Constructed w/new project entry from Squaw Mountain Road

PARKING FOR TRAIN STATION & WATERPARK:

Total Parking Required = 59 spaces
 Total Parking Provided = 106 spaces

LANDSCAPE/OPEN SPACE:

All new landscaping to be Drought Tolerant Plant Material
 New Paving to be Impervious Material



PHASE 7 PLAN

<p>Developer: KOK DEVELOPMENT, INC 24020 LAWSON ROAD CORONA, CA 92683</p> <p>Project Name: POPP'S FARMS</p> <p>23800 TEMESCAL CANYON ROAD, CORONA, CA 92683</p> <p>Consultants:</p>	 <p>Issue / Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Drawing Description PHASE 7 PLAN</p> <p>Project No. _____ Sheet No. PP-7</p> <p>Date: 1-7-2020</p>	No.	Date	Description																											
No.	Date	Description																													



DATA

NO.	DESCRIPTION	BUILDING/FACILITY		PHASE	PARKING REQ.	DESCRIPTION	
		AREA	PHASE			COLOR	REMARKS
1	ORIGINAL BUILDINGS						
2	PREVIOUSLY APPROVED BUILDINGS CUP 3346						
3	PREVIOUSLY APPROVED BUILDINGS CUP 3446 531						
4	PROPOSED FACILITIES THIS CUP						
5	PHASE 2a						
6	PHASE 2b						
7	PHASE 3						
8	PHASE 4						
9	PHASE 5						

PHASING PLAN



KOK DEVELOPMENT, INC.
 2420 LAMSON ROAD
 CORONA, CA 92883



2380 TEMESCAL CANYON ROAD,
 CORONA, CA 92883

Developer: _____

Project Name: _____

Issue / Revisions

No.	Date	Description

Drawing Description
 PHASING PLAN EXHIBIT "B"

Project No. _____ Sheet No. **SP-2.0**

Date: 1-7-2020