



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): CUP210241

PLANNER NAME and CONTACTS (phone / email): Jose Merlan

DISTRICT No.: 2 SUBMITTAL No.: 3 BLUEBEAM ID (if already assigned): 963-261-937

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\CUP210241\Exhibits & Pictures+

REQUESTED DAC DATE (e.g. July 13, 2023): February 22, 2024

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409
- PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> 01 - Planning | <input type="checkbox"/> 04 - Biology | <input type="checkbox"/> 07 - WQMP | <input type="checkbox"/> 08 - Development Review |
| <input type="checkbox"/> 02 - Geology | <input type="checkbox"/> 05 - Cultural | Transportation: <input type="checkbox"/> 09 - Traffic Study | <input type="checkbox"/> 10 - Landscaping |
| <input type="checkbox"/> 03 - Paleontology | <input type="checkbox"/> 06 - Parks, Open Space and Trails | <input type="checkbox"/> 11 - Grading | |
| <input type="checkbox"/> 12 - Building/Safety: Plan Check | | | |
| Environmental Health: <input type="checkbox"/> 13 - Riverside | <input type="checkbox"/> 14 - Palm Desert | <input type="checkbox"/> 18 - Flood Control | |
| Fire: <input type="checkbox"/> 15 - Riverside | <input type="checkbox"/> 16 - Palm Desert | <input type="checkbox"/> 17 - Idyllwild | <input type="checkbox"/> 19 - Waste Resources Management |

34 - Board of Supervisors: Supervisor Spiegel 35 - Planning Commission: Commissioner Gruytch

Other (Fill in name(s) of agencies and/or entities): See Transmittal Sheet

PROJECT STRIP (Fill in below):

CONDITIONAL USE PERMIT No. 210241 – Applicant: Ali Salman – Engineer/Representative: Rod Arsalan – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) – Location: north of Temescal Canyon Road, east of Coronita Street, and south of Arcadia St. and - Zoning: General Commercial (C-1/C-P) – 2.77 gross acres - REQUEST: Applicant is revising their project description to now include the 2.77 gross acreage site to be able to grade the entire site. The office and showroom (2,160 sq. ft.) will be located on Lot 3. Lot 4 will contain space for future RV parking. The site will consist of 4 display stalls for RV's, 9 public parking stalls, a showroom, an office, a restroom, landscaping, trash enclosure and a 6 ft tall pilaster fence. APN(s): 279-064-003, 279-064-002, 279-064-001.



COUNTY OF RIVERSIDE

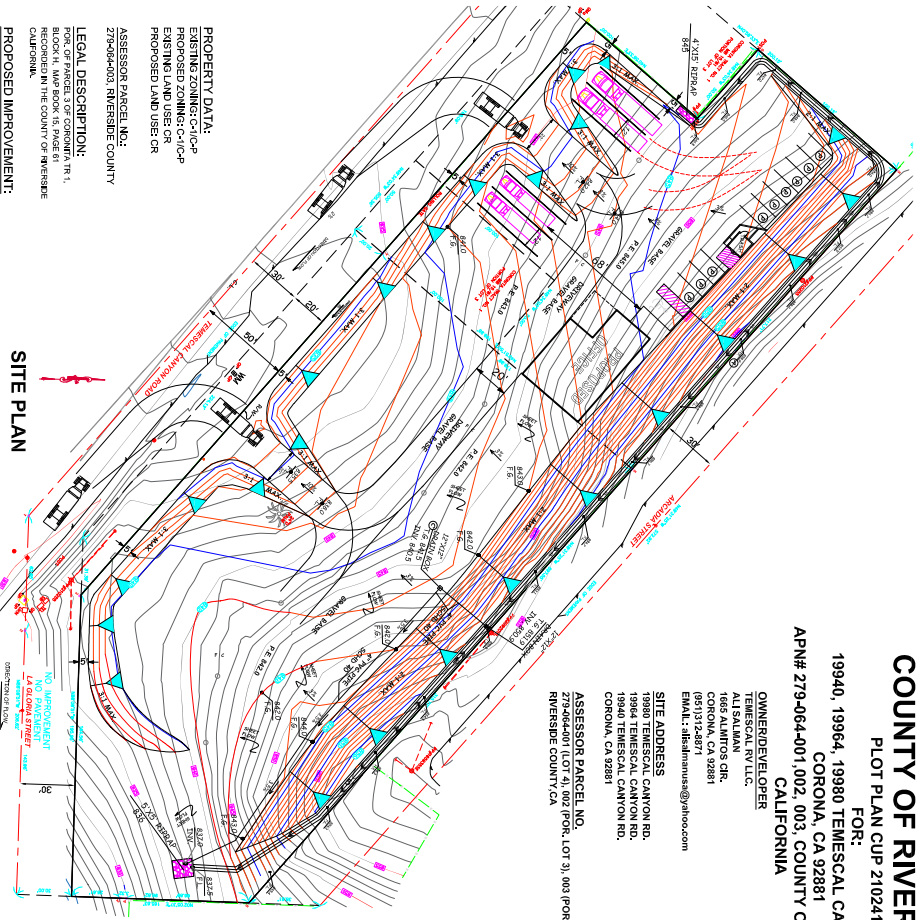
PLOT PLAN CUP 210241

FOR:
 13940, 13964, 19980 TEMESCAL CANYON RD.,
 CORONA, CA 92881
 APN# 279-064-001.002, 003, COUNTY OF RIVERSIDE,
 CALIFORNIA

OWNER/DEVELOPER
 TEMESCAL RV LLC
 1665 ALAMITOS CIR.
 CORONA, CA 92881
 (951) 312-4871
 EMAIL: shahidmusa@shoco.com

SITE ADDRESS
 19980 TEMESCAL CANYON RD.,
 19984 TEMESCAL CANYON RD.,
 19980 TEMESCAL CANYON RD.,
 CORONA, CA 92881

ASSESSOR PARCEL NO.
 279-064-001 (LOT 4), 002 (POR. LOT 3), 003 (POR. LOT 3),
 RIVERSIDE COUNTY CA



SITE PLAN
 1/32" = 1'-0"

PROPERTY DATA:
 EXISTING ZONING: C-10-P
 PROPOSED ZONING: C-10-P
 EXISTING LAND USE: CR
 PROPOSED LAND USE: CR

ASSESSOR PARCEL NO.:
 279-064-003, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
 PORT. OF PARCEL 3 OF CORONA TR. 1,
 BLOCK 4, MAP BOOK 15, PAGE 61
 RECORDED IN THE COUNTY OF RIVERSIDE
 COUNTY RECORDS

PROPOSED IMPROVEMENT:
 SCHEDULE: RETAIL BUILDING
 RV SHOW ROOM

SETBACKS: FRONT/20'
SIDES: 10'
REAR: 20'
MAX. HEIGHT: 9'

TOWNSHIP RANGE:
 T. 4 S. R. 6 W. SEC. 8

FEMA FLOOD PLAIN:
 NOT IN A FLOOD ZONE

TOTAL ACREAGE: 0.73 AC. GROSS
TOTAL ACREAGE: 0.73 AC. NET

PAVED AREA: 4,500.00 SQ. FT. (DRIVEWAY AND HANDICAP PARKING)
BUILDING: 21,052.00 SQ. FT.

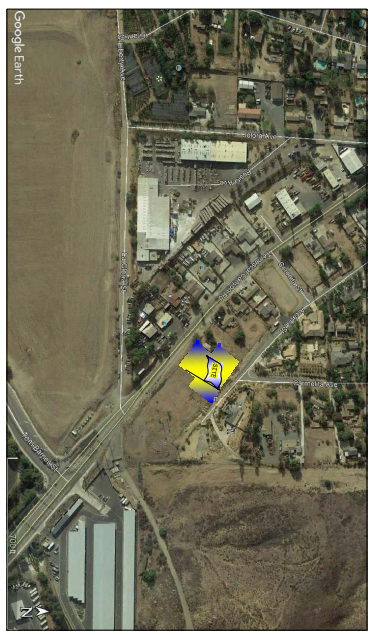
NO EXISTING OR PROPOSED DRAINAGE FACILITIES. ALL DRAINAGE IS NATURAL FLOW PATTERN. SHEET FLOW TO THE SOUTHWEST NATURAL DRAIN COURSE.

TOTAL ACREAGE LOT 3: 0.73 ACRES GROSS
TOTAL ACREAGE LOT 3: 0.73 ACRES NET

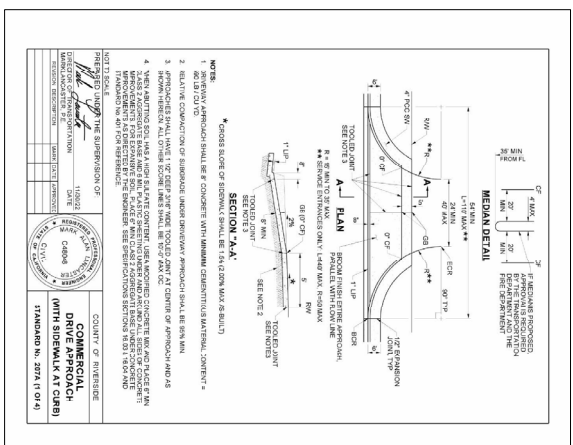
TOTAL ACREAGE LOT 4: 1.44 ACRES GROSS
TOTAL ACREAGE LOT 4: 1.23 ACRES NET

TOTAL DISTURBED LOT 3: 3.68 ACRES
TOTAL DISTURBED LOT 4: 1.00 ACRES

PERCENTAGE OF TOTAL DISTURBED LOT 3: 94%^{1/2}
PERCENTAGE OF TOTAL DISTURBED LOT 4: 63%^{1/2}



VICINITY MAP
 1/8" = 100'



NOTES:

1. ALL DRIVE APPROACHES SHALL BE IN CONFORMANCE WITH RIVERSIDE COUNTY PUBLIC WORKS DEPARTMENT'S STANDARD SPECIFICATIONS FOR DRIVE APPROACHES.
2. RELATIVE CONNECTION OF DRIVEWAY UNDER DRIVEWAY APPROACH SHALL BE 5/8" MIN.
3. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
4. WHEN A DRIVEWAY IS TO BE UNDER A DRIVEWAY APPROACH, THE DRIVEWAY SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
5. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
6. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
7. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
8. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
9. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.
10. DRIVEWAY APPROACH SHALL BE 5/8" MIN. TO THE CENTER OF DRIVEWAY APPROACH AND 4" MIN. TO THE CURB.

APPROVED BY THE SUPERVISOR OF RIVERSIDE COUNTY:

COMMERCIAL DRIVE APPROACH (WITH SIGNAL AT CURB) STANDARD No. 207A (11/04)

SITE ADDRESS
 19980 TEMESCAL CANYON RD
 CORONA, CA 92881

THOMAS BROS. MAPS:
 PAGE 77444

SCHOOL DISTRICT: CORONA-MERCO UNITED
WATER DISTRICT: CITY OF CORONA
SEWER: CITY OF CORONA
WATERSHED: SANITA AND RIVER

HIGH FIRE AREA: NOT IN A FIRE HAZARD ZONE
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

FAULT ZONE: NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL: MODERATE
PALEONTOLOGICAL SENSITIVITY: HIGH/A

GAS: SOUTHERN CALIFORNIA GAS CO.
 -1-800-427-2320

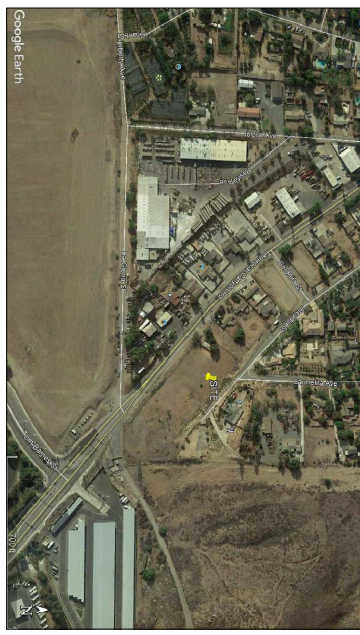
ELECTRICAL: SOUTHERN CALIFORNIA Edison CO.
 -1-800-455-4555

TELEPHONE: AT&T
 -1-800-202-6288

CABLE: DIRECT TV
 -1-888-734-8832

PROJECT DESCRIPTION:
 RV SHOW ROOM
 2100-SC-PT OFFICE BUILDING

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN
 BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 91 T4S R5W, SAN BERNARDINO BASE AND MERIDIAN COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA.
 SEPTEMBER 2023



Google Earth

VICINITY MAP
 TOWNSHIP 4S, RANGE 5W, SECTION 91

PROPERTY DATA:
 EXISTING ZONING: C-1/C-P
 PROPOSED ZONING: C-1/C-P
 EXISTING LAND USE: OR
 PROPOSED LAND USE: OR
 ASSESSOR'S PARCEL NO.: 275545003, RIVERSIDE COUNTY

SITE ADDRESS:
 19940 TEMESCAL CANYON RD
 CORONA, CA 92881

OWNER:
 T.M. RABMAN
 1066 ALVARADO DR.
 CORONA, CA 92881
 951-241-8871

LEGAL DESCRIPTION:
 PORTION OF PARCELS 3 OF CONDOMINIUM TR. I, BLOCK H, JAMB BOX 15, PAGE 61
 IN THE COUNTY OF RIVERSIDE,
 CALIFORNIA.

THOMAS BROS. MASS:
 PAGE 177474
SCHOOL DISTRICT: CORONA-MORCO UNIFIED
WATER DISTRICT: CITY OF CORONA
SEWER: CITY OF CORONA
WATERSHED: SANTA ANA RIVER
HIGH FIRE AREA: NOT IN A FIRE HAZARD ZONE
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FAULT ZONE: NOT WITHIN 1/2 MILE OF A FAULT

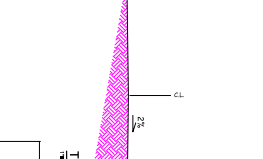
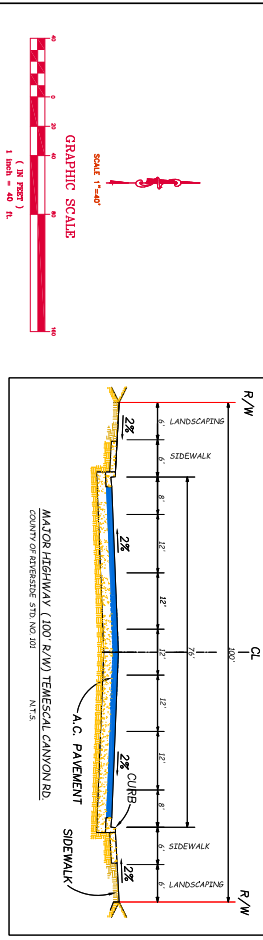
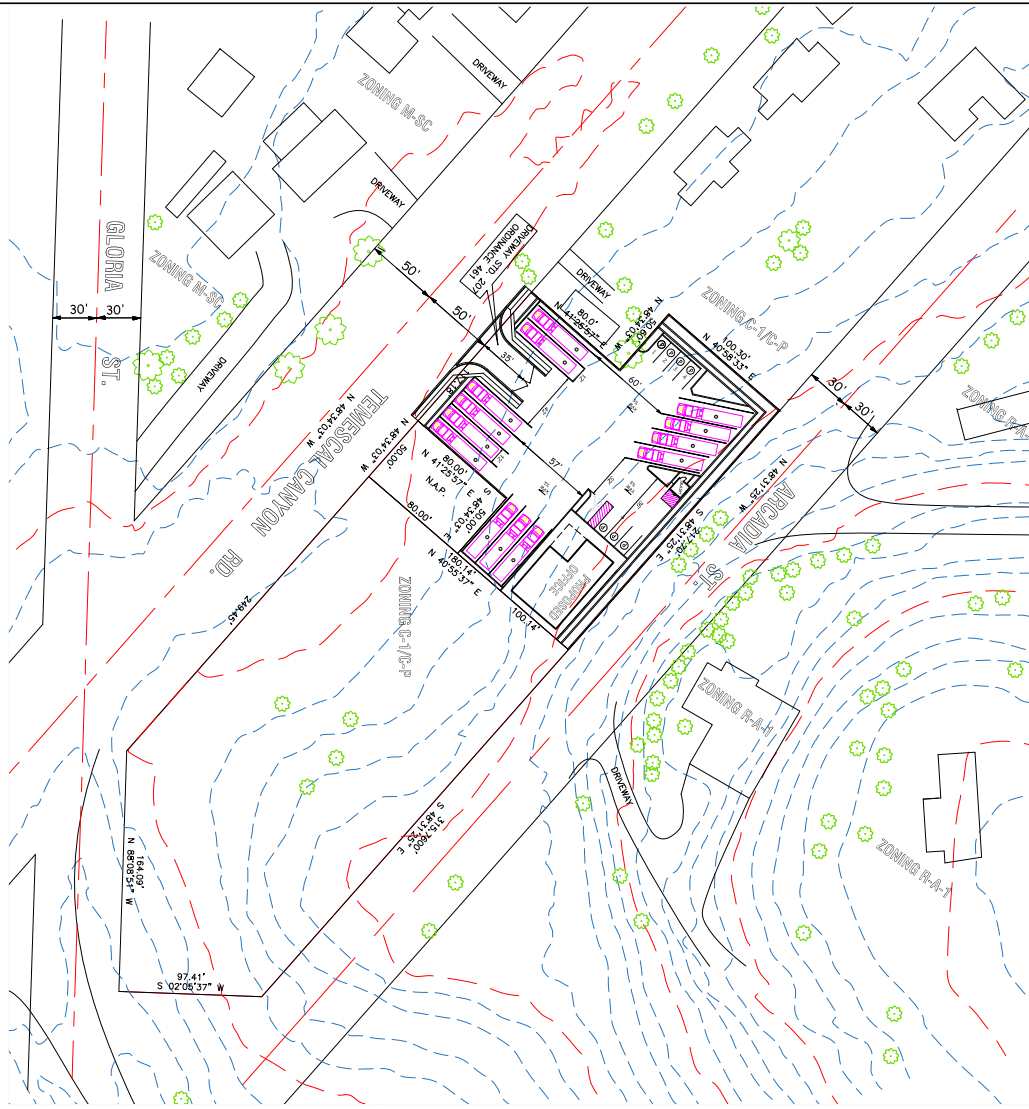
PROPOSED IMPROVEMENT:
 SCHEDULED TREAT BUILDING
 IN SHOW ROOM

LIQUEFACTION POTENTIAL: MODERATE
PALEONTOLOGICAL SENSITIVITY: HIGH A

SETBACKS: FRONT: 20'
 SIDES: 10'
 REAR: 20'
 MAX. HEIGHT: 30'
TOWNSHIP RANGE:
 T 4 S R 5 W, SEC. 9
FEMA FLOOD PLAIN:
 NOT IN A FLOOD ZONE

GAS: SOUTHERN CALIFORNIA GAS CO.
 1-800-427-2200
ELECTRICAL: SOUTHERN CALIFORNIA Edison CO.
 1-800-826-8555
TELEPHONE: DIRECTV
 1-800-541-8268
CABLE TV: DIRECTV
 1-888-724-4832

PROJECT DESCRIPTION:
 RV SHOW ROOM
 2,160 SQ.FT., OFFICE BUILDING



24 HOUR POINT OF CONTACT:
 (951) 315-8871

APPLICANT:
 T.M. RABMAN
 1066 ALVARADO DR.
 CORONA, CA 92881
 (951) 241-8871

THIS MAP PREPARED BY:
 M. Rabman
 1066 ALVARADO DR.
 CORONA, CA 92881
 (951) 241-8871

RECOMMENDED FOR APPROVAL BY:
 APPROVED BY: _____ DATE: _____
 SUPERVISOR'S COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT

0005-4321-1W0	DATE: 09/05/23	SCALE: 1"=40'	SHEET 1 OF 1
PLOT PLAN APN #3279-064-003, RIVERSIDE COUNTY 19940 TEMESCAL CANYON RD. CORONA, CA 92881			
REVISIONS	APD	DATE	



ACE Group, Inc.
 750 S. LINCOLN AVE. #104-167
 CORONA, CA 92882
 (951) 272-8181, (951) 272-8794 FAX

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF:
 M. Rabman

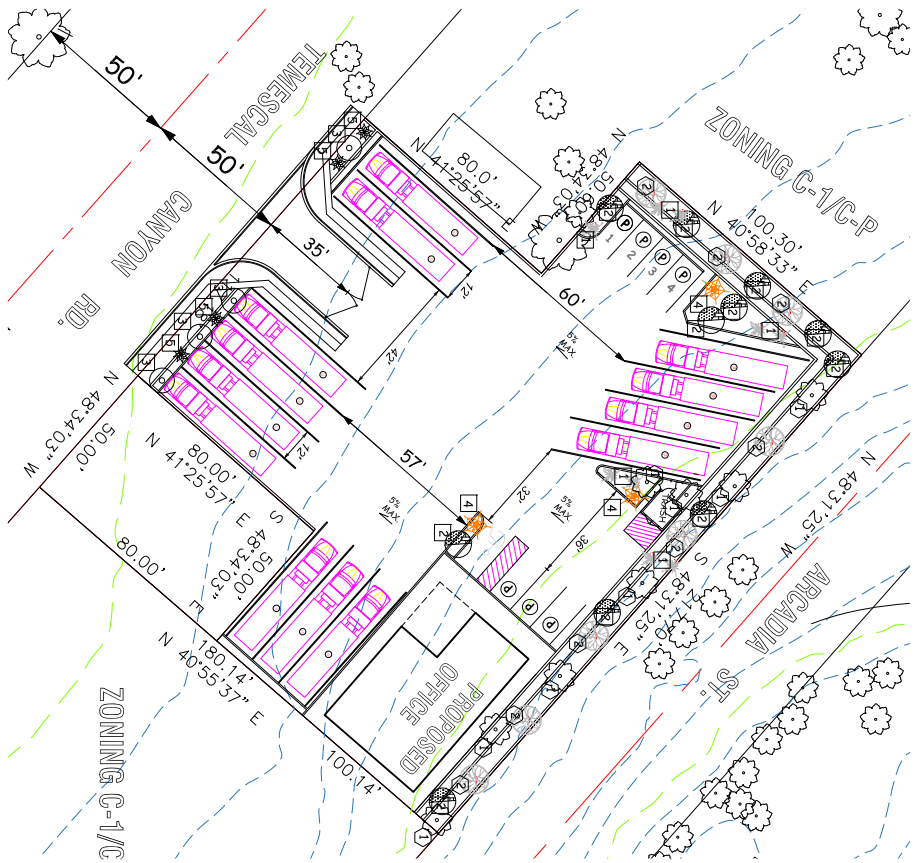
LANDSCAPING AND IRRIGATION PLAN

FOR:
 19980 TEMESCAL CANYON RD., CORONA, CA 92882
 APN: 279-064-003, COUNTY OF RIVERSIDE

OWNER:
 ACE GROUP, INC.
 1065 ALAMITOS DR.
 CORONA, CA 92881
 951-272-8181

- NOTE: ALL LANDSCAPE PLANTERS REQUIRE A MINIMUM OF 5 SHRUBS/100 SQ. FT.
- 1 BLUE CHINESE WISTERIA (24 INCH) 4 EACH (WISTERIA SINENSIS)
 - 2 SASSAPARILLA TREE (24 INCH) 4 EACH (SASSAPARILLA ALBUM)

- 3 OREGANUS (6 GALLON) (OREGANUS LAEVIFOLIUS)
- 4 SASSAPARILLA (6 GALLON) (SASSAPARILLA ALBUM)
- 5 ERGONIA (6 GALLON) (ERGONIA LAEVIFOLIUS)
- 6 PANTANUS (6 GALLON) (PANTANUS MEXICANUS)
- 7 NERTEA (6 GALLON) (NERTEA GALEATA)
- 8 OREGANUS (6 GALLON) (OREGANUS LAEVIFOLIUS)
- 9 SASSAPARILLA (6 GALLON) (SASSAPARILLA ALBUM)
- 10 ERGONIA (6 GALLON) (ERGONIA LAEVIFOLIUS)



PROPERTY DATA:

ASSESSOR PARCEL NO: 279064003, RIVERSIDE COUNTY
 LEGAL DESCRIPTION: BLOCK 4, MAP BOOK 15, PAGE 61
 TOWNSHIP RANGE: T 4 S R 6 W, SEC. 9
 TOTAL ACREAGE: 0.73 AC. GROSS
 PAVED AREA: 4,500.00 SQ. FT.
 BUILDING: 2,160.00 SQ. FT.

SHRUBS AND TREES

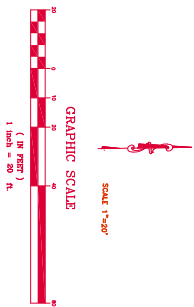
All trees and shrubs shall be fertilized with "Agriform" 20-15-5 planting Tablets at time of installation and prior to completion of dirt backfilling. Tablets shall be placed uniformly around the root mass of a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

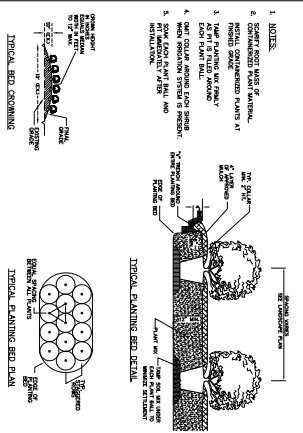
- 1 Gallon can: 1 - 21 gram tablet
- 3 Gallon can: 2 - 21 gram tablets
- 5 Gallon can: 3 - 21 gram tablets
- 7 Gallon can: 4 - 21 gram tablets
- Trees: 3 - 21 gram tablets each 1/2" of caliper

GROUNDCOVER AREAS

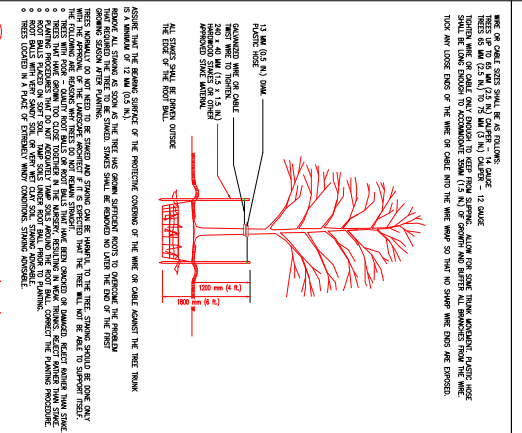
All groundcover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specifications.

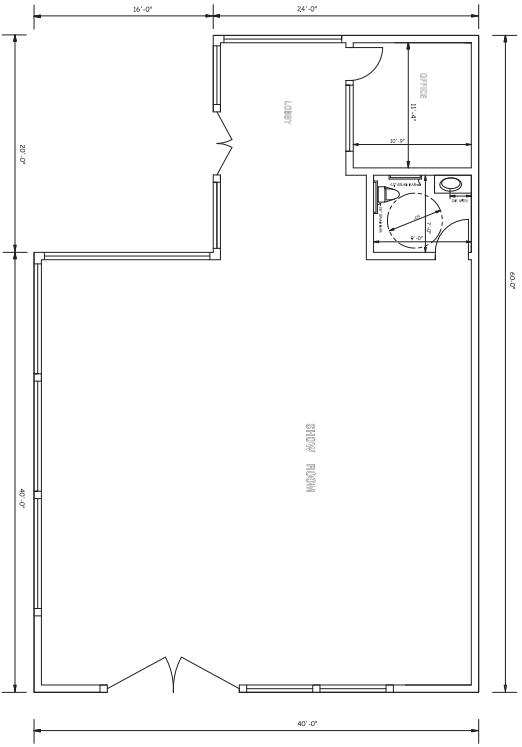


SHRUB & GROUNDCOVER PLANTING DETAIL



TREE STAKING DETAIL - TREES 75MM (3 IN) CALIPER OR LESS





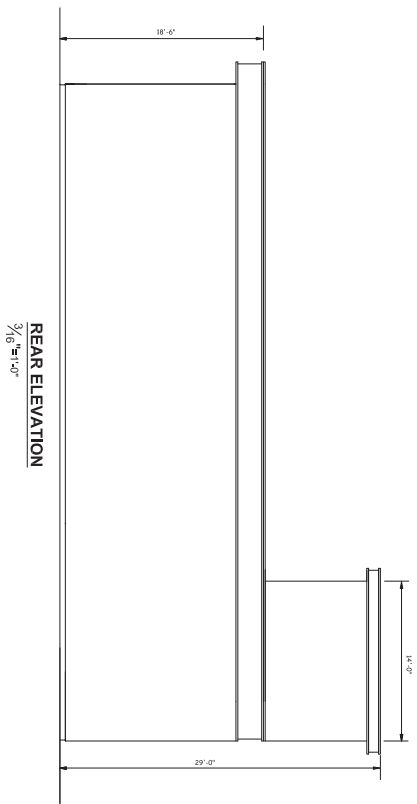
FLOOR PLAN
 $\frac{3}{16}'' = 1'-0''$



LEFT ELEVATION
 $\frac{3}{16}'' = 1'-0''$

RIGHT ELEVATION
 $\frac{3}{16}'' = 1'-0''$

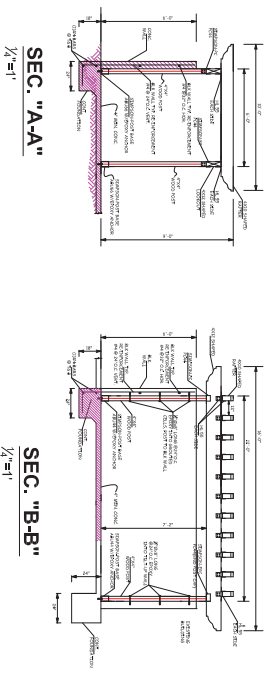
24 HOUR POINT OF CONTACT
 (951) 514-2871



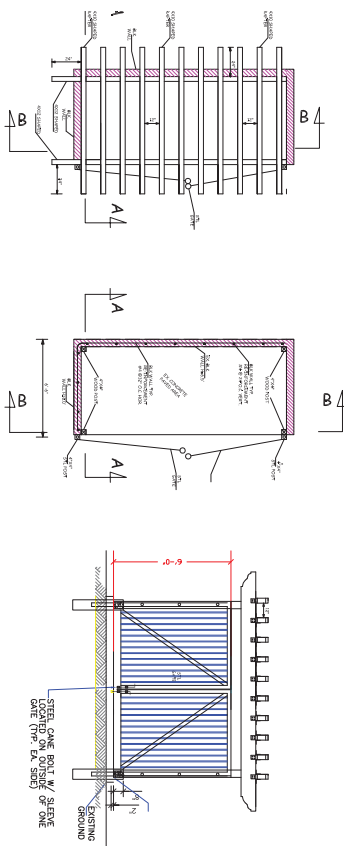
FRONT ELEVATION
 $\frac{3}{16}'' = 1'-0''$

REAR ELEVATION
 $\frac{3}{16}'' = 1'-0''$

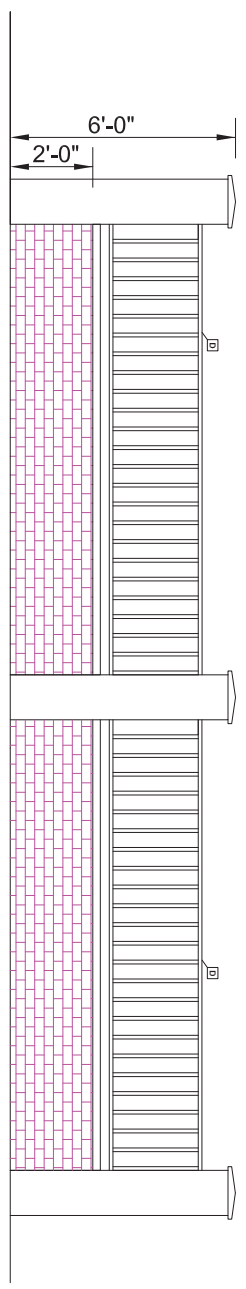
0605-4321-WO DATE: 10/23/23	FLOOR PLAN APM #3279-064-003, RIVERSIDE COUNTY 19940 TEMESCAL CANYON RD. CORONA, CA 92881	REVISIONS	APPD	DATE	THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :		ACE Group, Inc. 750 S. LINCOLN AVE. #104-167 CORONA, CA 92882 (951) 272-8181, (951) 272-8794 FAX
		SCALE: $\frac{3}{16}'' = 1'$	2 OF 4				



TRASH ENCLOSURE
1/2"=1'



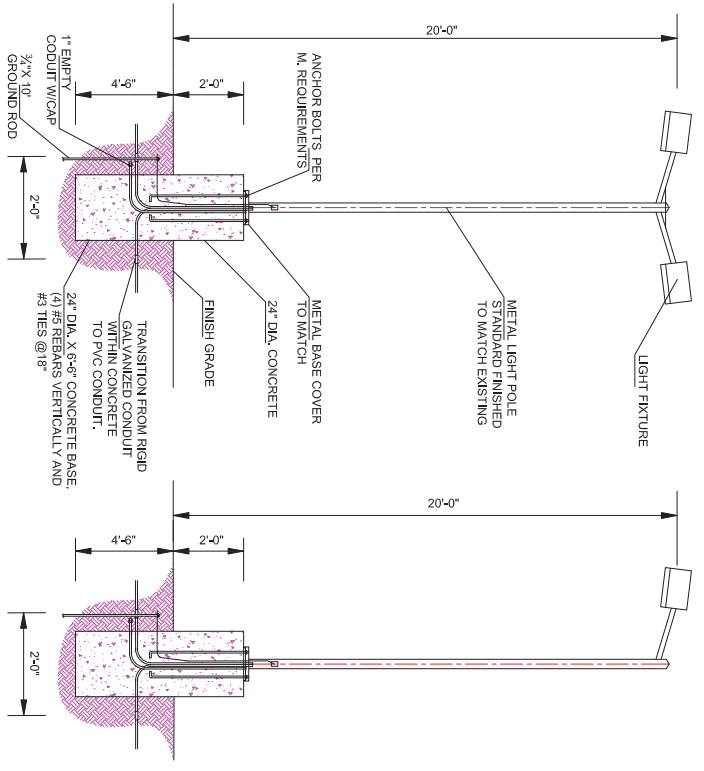
TYP. FENCE WALL & 16"X16" PLASTER @11' O.C.



LUMINAIRE SCHEDULE:

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION	TOTAL WAT
■	1	A-4	2 & 90°	176,000	0.750	SSS18B44+3 BASE	800
■	3	A-1	SINGLE	125,000	0.750	SSS18B1+1+3 BASE	750
■	8	A-W	SINGLE	75,000	0.750	WALL MOUNTED LIGHT	1200

TYP. SITE LIGHTING POLE DETAIL
N.T.S.



24 HOUR POINT OF CONTACT
909-432-1400
(951) 312-8871

NOTE: GARBAGE SHALL BE PROVIDED IN A SEPARATE RECEPTION TRAY OR BIN ON THE REAR WALL, CLOSET OR OFFICE. THE TRAY OR BIN SHALL HAVE AN OPENING DIMENSION OF 14 1/4" MINIMUM AND 2" MAXIMUM. THE SPACE BETWEEN THE TRAY OR BIN AND THE WALL SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE TRAY OR BIN AND THE GARbage BIN SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE TRAY OR BIN AND THE GARbage BIN SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE TRAY OR BIN AND THE GARbage BIN SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE TRAY OR BIN AND THE GARbage BIN SHALL BE 1 1/2" MINIMUM.

