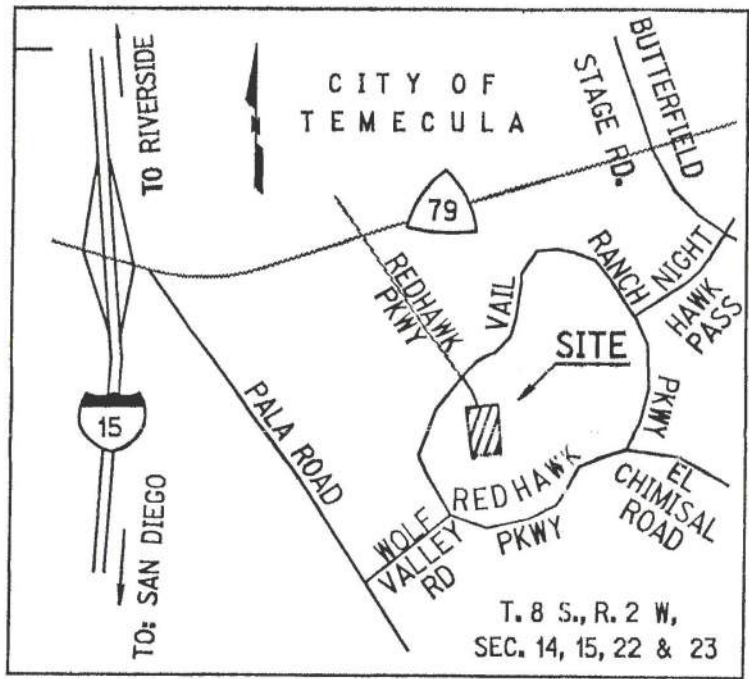
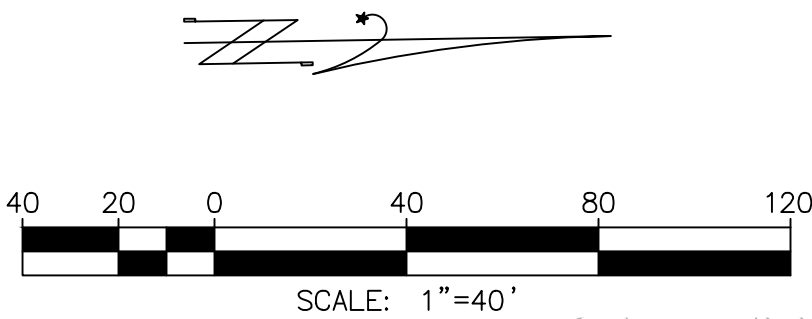


OWNER & APPLICANT:
RAINBOW BRIDGE MANAGEMENT, LLC
45100 REDHAWK PARKWAY
TEMECULA, CA, 92592
PHONE: 760-250-1718
ATTENTION: RANDY WOOD
EMAIL: randy@woodmtn.com

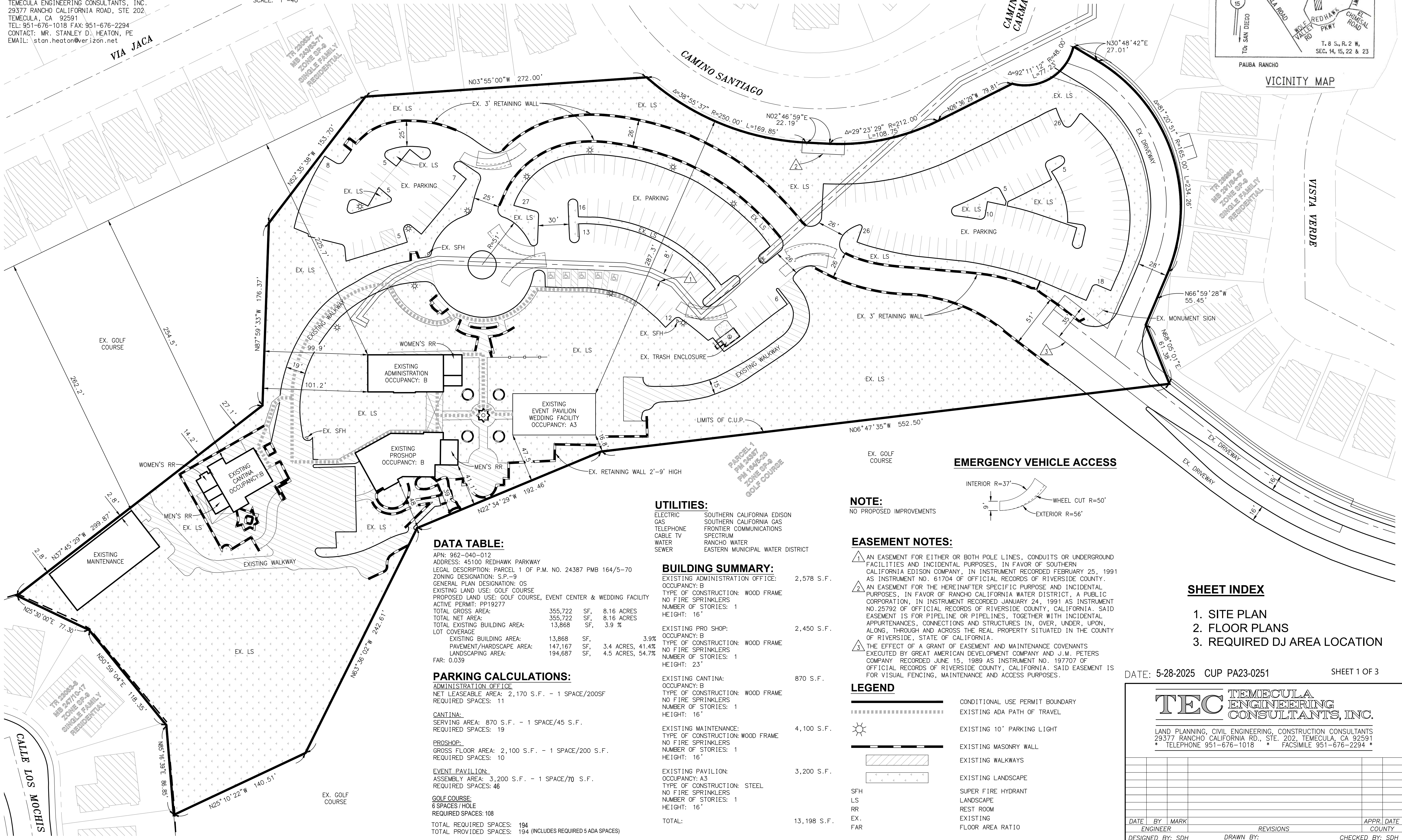
CIVIL ENGINEER:
TEMECULA ENGINEERING CONSULTANTS, INC.
29377 RANCHO CALIFORNIA ROAD, STE 202
TEMECULA, CA 92591
TEL: 951-676-1018 FAX: 951-676-2294
CONTACT: MR. STANLEY D. HEATON, PE
EMAIL: stan.heaton@verizon.net

SITE PLAN FOR CONDITIONAL USE PERMIT No. PA23-0251
CITY OF TEMECULA

RAINBOW BRIDGE MANAGEMENT, LLC
PORTION OF PARCEL 1 OF P.M. NO.24387 PMB 164/5-70
IN THE CITY OF TEMECULA CALIFORNIA



VICINITY MAP



DATA TABLE:

APN: 962-040-012
ADDRESS: 45100 REDHAWK PARKWAY
LEGAL DESCRIPTION: PARCEL 1 OF P.M. NO. 24387 PMB 164/5-70
ZONING DESIGNATION: S.P.-9
GENERAL PLAN DESIGNATION: OS
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: GOLF COURSE, EVENT CENTER & WEDDING FACILITY
ACTIVE PERMIT: PP19277

TOTAL GROSS AREA:	355,722	SF,	8.16 ACRES
TOTAL NET AREA:	355,722	SF,	8.16 ACRES
TOTAL EXISTING BUILDING AREA:	13,868	SF,	3.9 %
LOT COVERAGE			
EXISTING BUILDING AREA:	13,868	SF,	3.9%
PAVEMENT/HARDSCAPE AREA:	147,167	SF,	3.4 ACRES, 41.4%
LANDSCAPING AREA:	194,687	SF,	4.5 ACRES, 54.7%

FAR: 0.039

PARKING CALCULATIONS:

ADMINISTRATION OFFICE:
NET LEASEABLE AREA: 2,170 S.F. - 1 SPACE/200SF
REQUIRED SPACES: 11

CANTINA:
SERVING AREA: 870 S.F. - 1 SPACE/45 S.F.
REQUIRED SPACES: 19

PROSHOP:
GROSS FLOOR AREA: 2,100 S.F. - 1 SPACE/200 S.F.
REQUIRED SPACES: 10

EVENT PAVILION:
ASSEMBLY AREA: 3,200 S.F. - 1 SPACE/70 S.F.
REQUIRED SPACES: 46

GOLF COURSE:
6 SPACES/HOLE
REQUIRED SPACES: 108

TOTAL REQUIRED SPACES: 194
TOTAL PROVIDED SPACES: 194 (INCLUDES REQUIRED 5 ADA SPACES)

UTILITIES:
ELECTRIC SOUTHERN CALIFORNIA EDISON
GAS SOUTHERN CALIFORNIA GAS
TELEPHONE FRONTIER COMMUNICATIONS
CABLE TV SPECTRUM
WATER RANCHO WATER
SEWER EASTERN MUNICIPAL WATER DISTRICT

BUILDING SUMMARY:

EXISTING ADMINISTRATION OFFICE:	2,578 S.F.
OCCUPANCY: B	
TYPE OF CONSTRUCTION: WOOD FRAME	
NO FIRE SPRINKLERS	
NUMBER OF STORIES: 1	
HEIGHT: 16'	
EXISTING PRO SHOP:	2,450 S.F.
OCCUPANCY: B	
TYPE OF CONSTRUCTION: WOOD FRAME	
NO FIRE SPRINKLERS	
NUMBER OF STORIES: 1	
HEIGHT: 23'	
EXISTING CANTINA:	870 S.F.
OCCUPANCY: B	
TYPE OF CONSTRUCTION: WOOD FRAME	
NO FIRE SPRINKLERS	
NUMBER OF STORIES: 1	
HEIGHT: 16'	
EXISTING MAINTENANCE:	4,100 S.F.
TYPE OF CONSTRUCTION: WOOD FRAME	
NO FIRE SPRINKLERS	
NUMBER OF STORIES: 1	
HEIGHT: 16'	
EXISTING PAVILION:	3,200 S.F.
OCCUPANCY: A3	
TYPE OF CONSTRUCTION: STEEL	
NO FIRE SPRINKLERS	
NUMBER OF STORIES: 1	
HEIGHT: 16'	
TOTAL:	13,198 S.F.

NOTE:
NO PROPOSED IMPROVEMENTS

- EASEMENT NOTES:**
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
 - AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, IN INSTRUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT NO. 25792 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES IN, OVER, UNDER, UPON, ALONG, THROUGH AND ACROSS THE REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 - THE EFFECT OF A GRANT OF EASEMENT AND MAINTENANCE COVENANTS EXECUTED BY GREAT AMERICAN DEVELOPMENT COMPANY AND J.M. PETERS COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 197707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR VISUAL FENCING, MAINTENANCE AND ACCESS PURPOSES.

LEGEND

	CONDITIONAL USE PERMIT BOUNDARY
	EXISTING ADA PATH OF TRAVEL
	EXISTING 10' PARKING LIGHT
	EXISTING MASONRY WALL
	EXISTING WALKWAYS
	EXISTING LANDSCAPE
	SUPER FIRE HYDRANT
	LANDSCAPE
	REST ROOM
	EXISTING
	FLOOR AREA RATIO
	SFH
	LS
	RR
	EX.
	FAR

SHEET INDEX

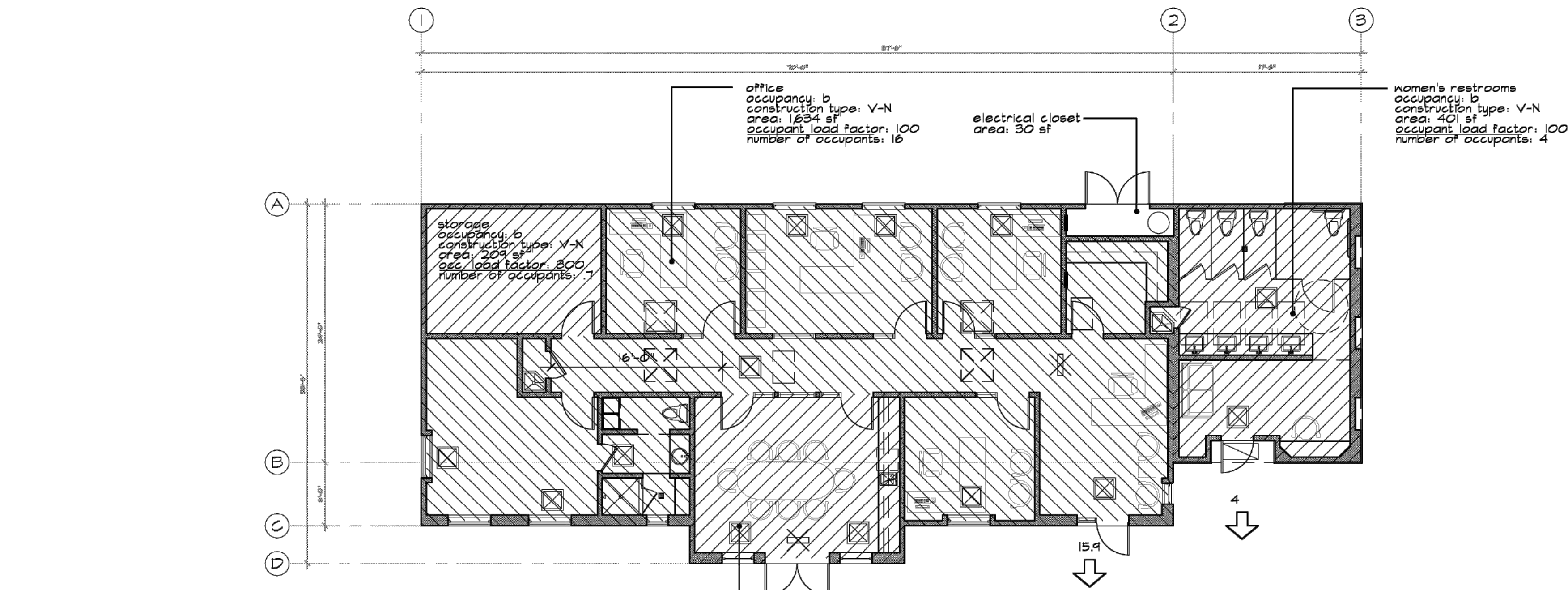
- SITE PLAN
- FLOOR PLANS
- REQUIRED DJ AREA LOCATION

DATE: 5-28-2025 CUP PA23-0251 SHEET 1 OF 3

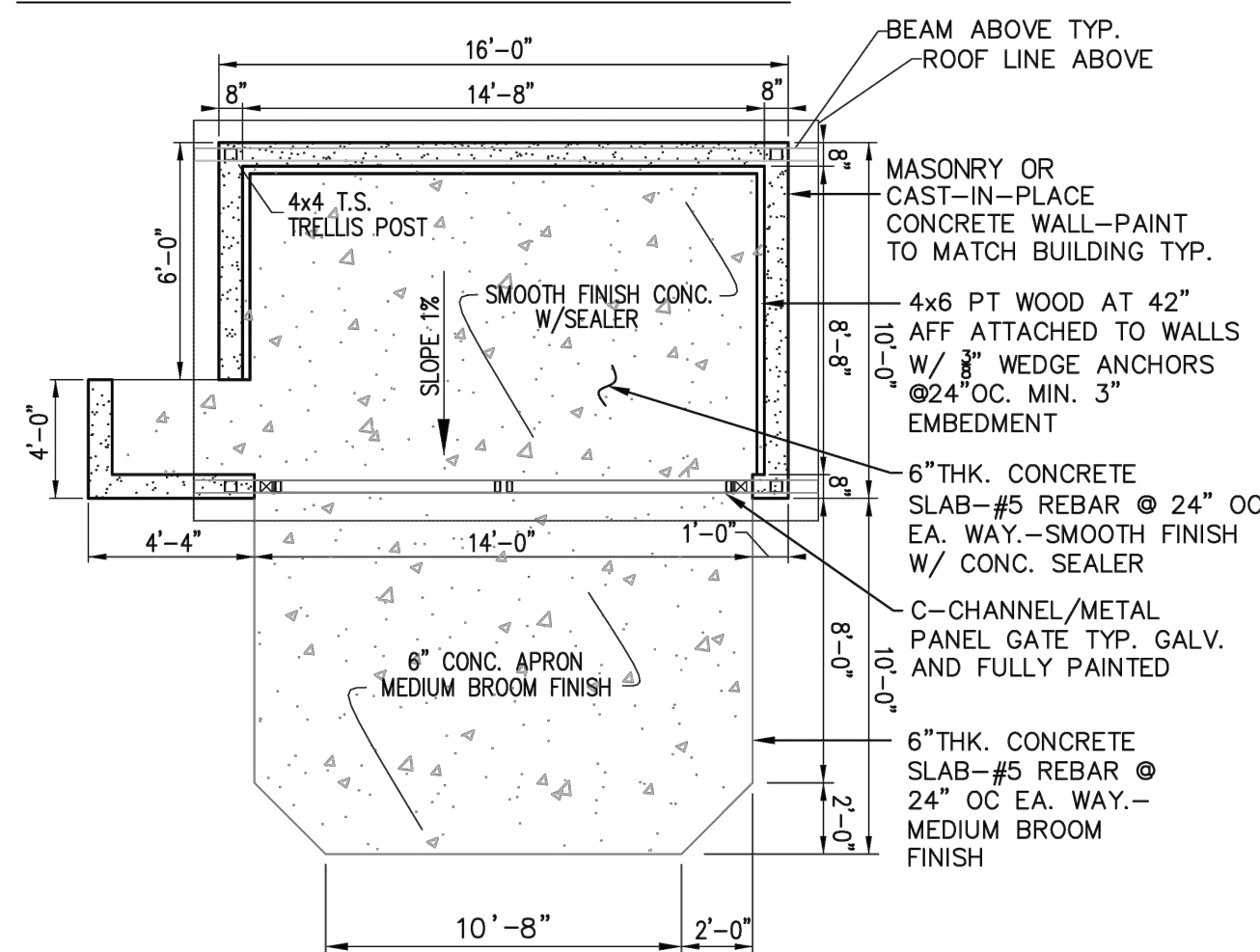
TEC TEMECULA ENGINEERING CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD., STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	
DESIGNED BY: SDH			DRAWN BY:		CHECKED BY: SDH



EXISTING TRASH ENCLOSURE



conference room
occupancy: b
construction type: V-N
area: 504 sq ft
occupant load factor: 15
number of occupants: 20.3

EXISTING ADMINISTRATION BUILDING

PLUMBING FIXTURE CALCULATIONS

OFFICE.....(2,130 S.F./200 S.F./OCC.)=11 OCCUPANTS

MEN EMPLOYEES.....5.5

WATER CLOSETS REQ'D: 1

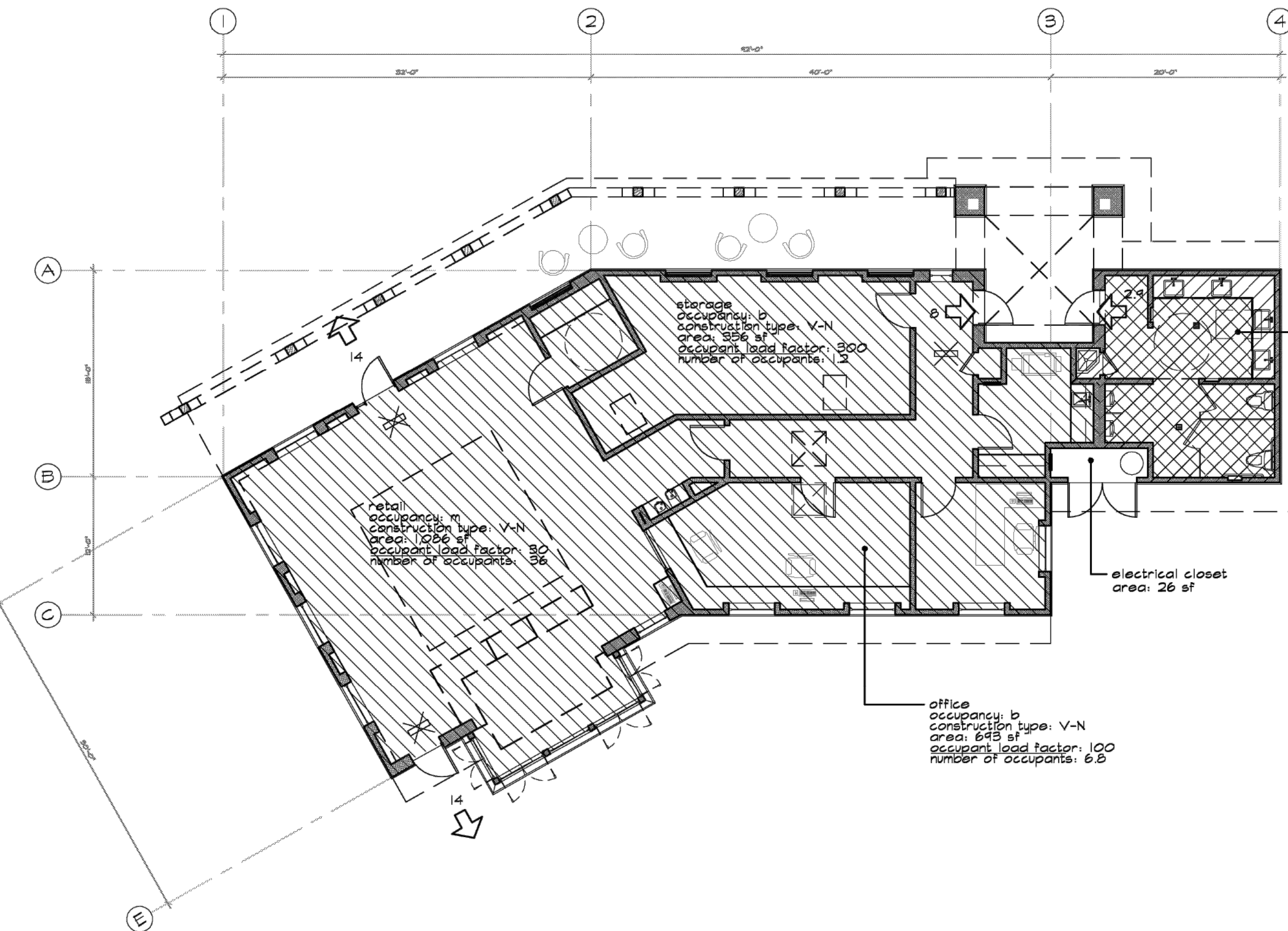
LAVATORIES REQ'D: 1

WOMEN EMPLOYEES.....5.5

WATER CLOSETS REQ'D: 1

LAVATORIES REQ'D: 1

NO DRINKING FOUNTAIN REQUIRED



EXISTING PROSHOP

PLUMBING FIXTURE CALCULATIONS

OFFICE.....606 S.F./200 S.F. = 3 OCCUPANTS

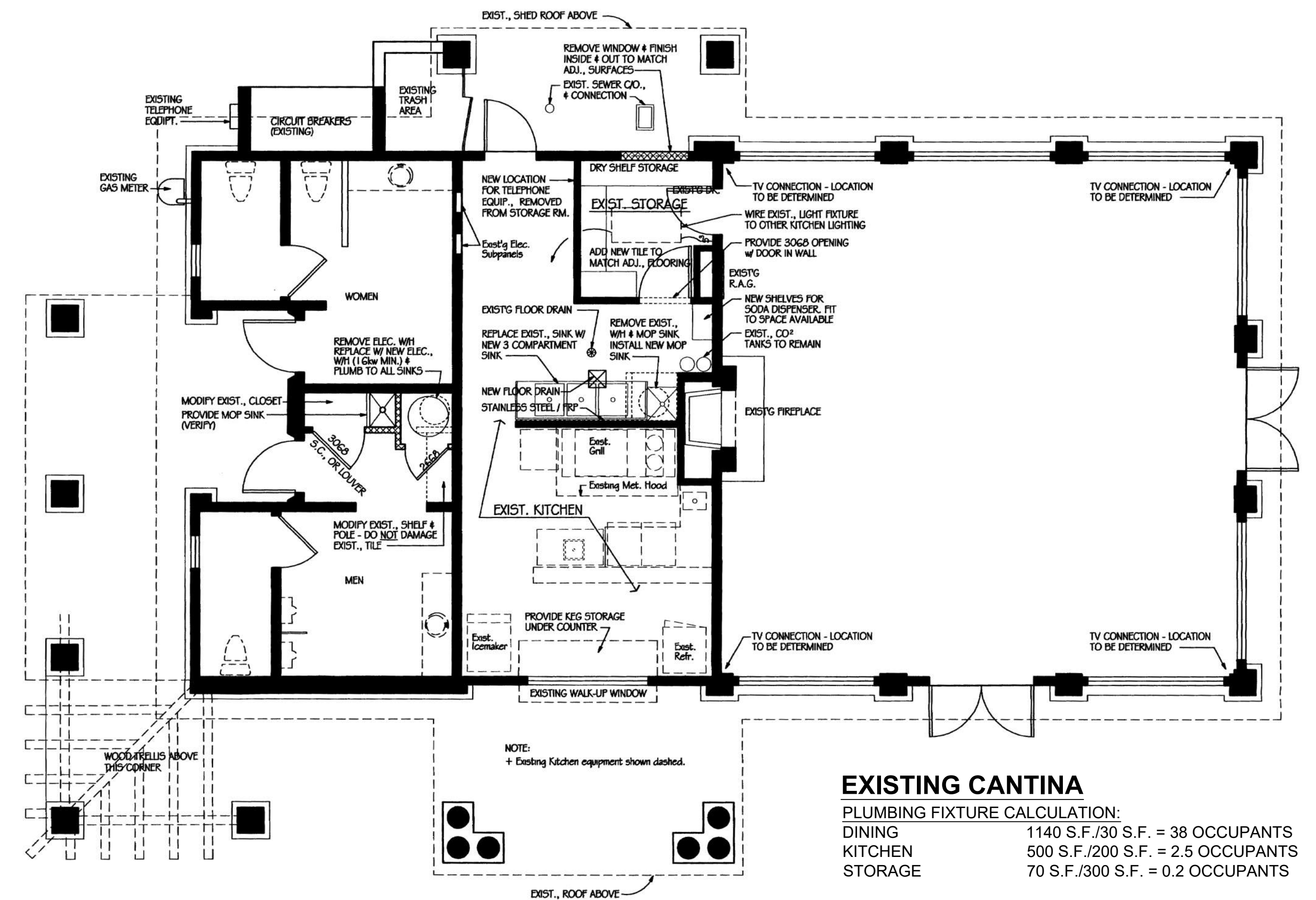
1 EMPLOYEE UNISEX RESTROOM REQ'D

RETAIL.....841 S.F./200 S.F.=4.2 OCCUPANTS

1 PUBLIC UNISEX RESTROOM REQ'D

STORAGE.....300 S.F./3000 S.F.=0.1 OCCUPANTS

NO DRINKIN FOUNTAIN REQUIRED



EXISTING CANTINA

PLUMBING FIXTURE CALCULATION:

DINING 1140 S.F./30 S.F. = 38 OCCUPANTS

KITCHEN 500 S.F./200 S.F. = 2.5 OCCUPANTS

STORAGE 70 S.F./300 S.F. = 0.2 OCCUPANTS

MEN GUESTS 21

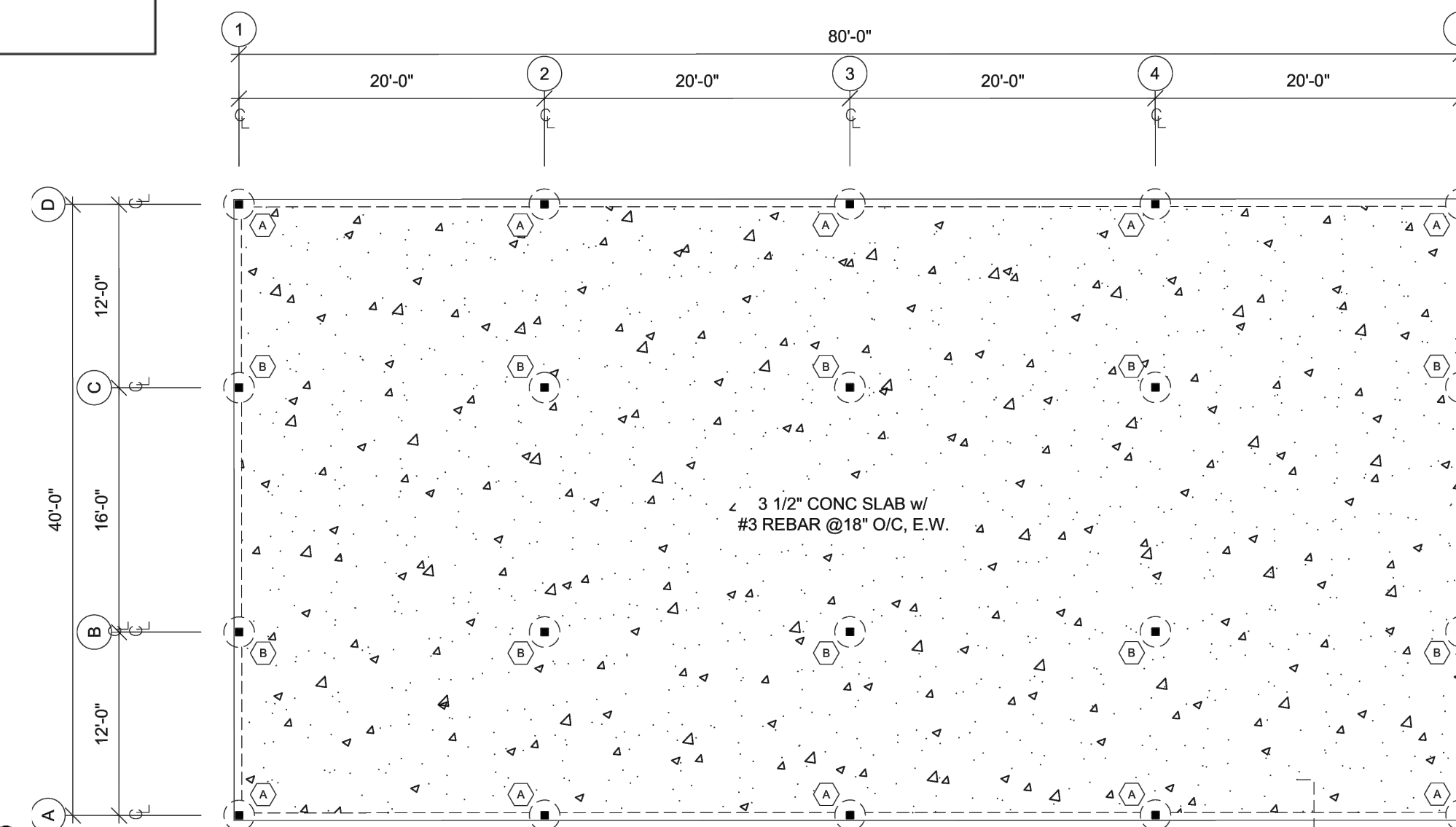
WATER CLOSETS REQ'D: 1

LAVATORIES REQ'D: 1

WOMEN GUESTS 21

WATER CLOSETS REQ'D: 1

LAVATORIES REQ'D: 1



EXISTING EVENT PAVILION

PLUMBING FIXTURE CALCULATION:

ASSEMBLY AREA 3,200 S.F./25 S.F.=130 OCCUPANTS

MEN GUESTS 65

WATER CLOSETS REQ'D: 2

LAVATORIES REQ'D: 2

WOMEN GUESTS 65

WATER CLOSETS REQ'D: 2

LAVATORIES REQ'D: 2

1 DRINKING FOUNTAIN REQ'D

PLUMBING FIXTURE FACILITY SUMMARY:

MEN
TOTAL WATER CLOSETS REQ'D: 5
TOTAL WATER CLOSETS PROVIDED: 3
URINALS PROVIDED 2
TOTAL LAVATORIES REQ'D: 5
TOTAL LAVATORIES PROVIDED: 5

WOMEN
WATER CLOSETS REQ'D: 5
WATER CLOSETS PROVIDED: 7
LAVATORIES REQ'D: 5
LAVATORIES PROVIDED: 5

DRINKING FOUNTAIN REQ'D 1
DRINKING FOUNTAIN PROVIDED 1

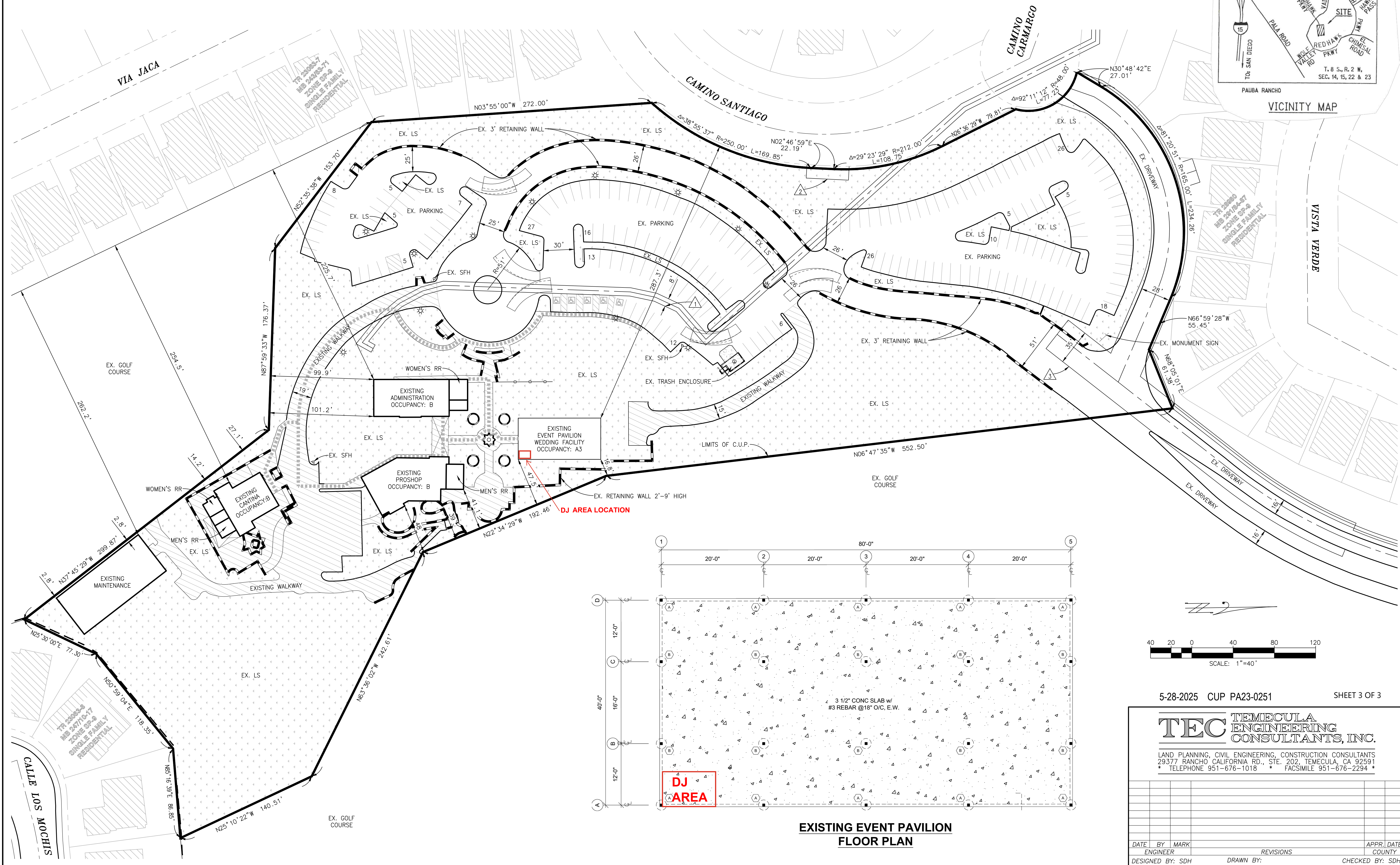
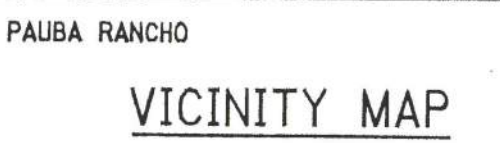
DATE: 5-28-2025 CUP PA23-0251 SHEET 2 OF 3

TEC TEMECULA
ENGINEERING
CONSULTANTS, INC.

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* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

DATE BY MARK APPR. DATE
ENGINEER COUNTY
DESIGNED BY: SDH DRAWN BY: REVISIONS CHECKED BY: SDH

REQUIRED DJ SET-UP LOCATION PER APPROVED NOISE STUDY



TEC TEMECULA
ENGINEERING
CONSULTANTS, INC.

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DATE	BY	MARK		APPR.	DATE
ENGINEER			REVISIONS	COUNTY	
DESIGNED BY: SDH		DRAWN BY:		CHECKED BY: SDH	

