

**OWNER & APPLICANT:**

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

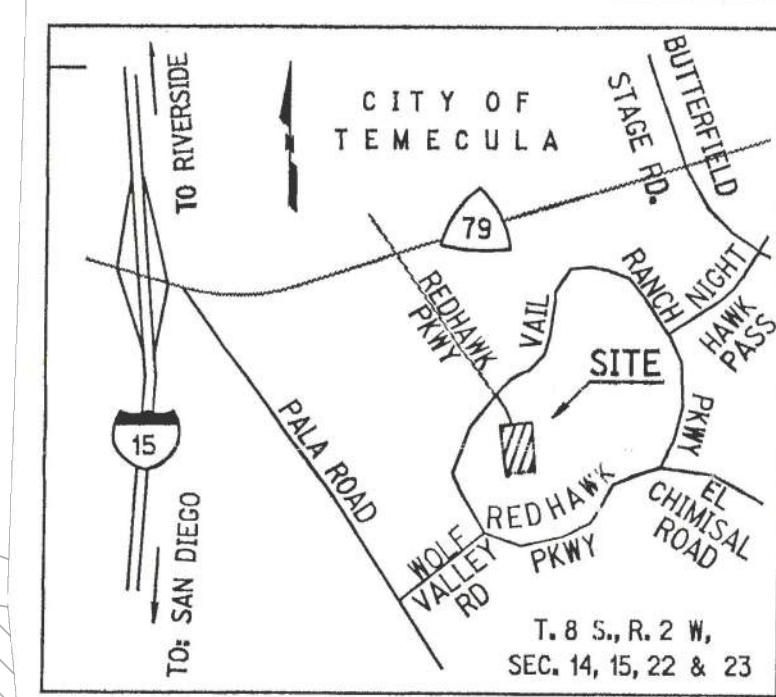
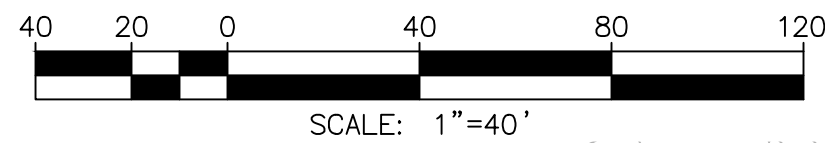
**CIVIL ENGINEER:**

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

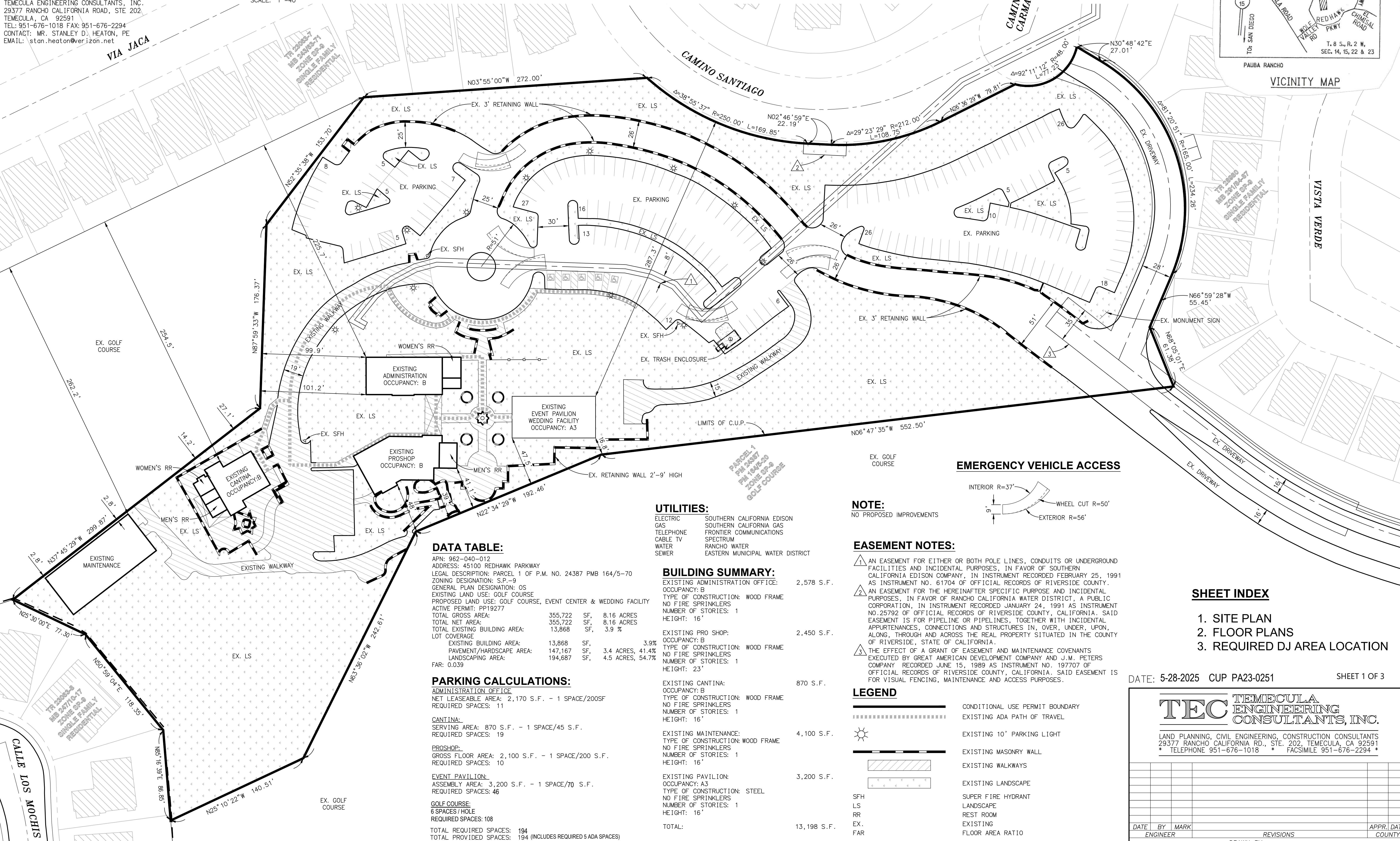
# SITE PLAN FOR CONDITIONAL USE PERMIT No. PA23-0251

## 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  
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

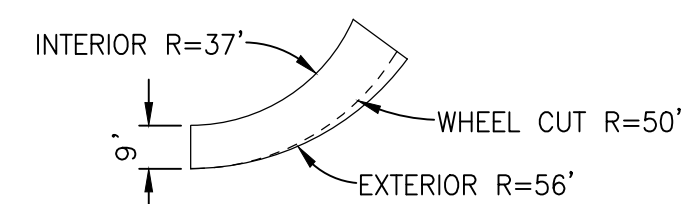
**EASEMENT NOTES:**

- 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	SUPER FIRE HYDRANT
LS	LANDSCAPE
RR	REST ROOM
EX.	EXISTING
FAR	FLOOR AREA RATIO

**EMERGENCY VEHICLE ACCESS**



**SHEET INDEX**

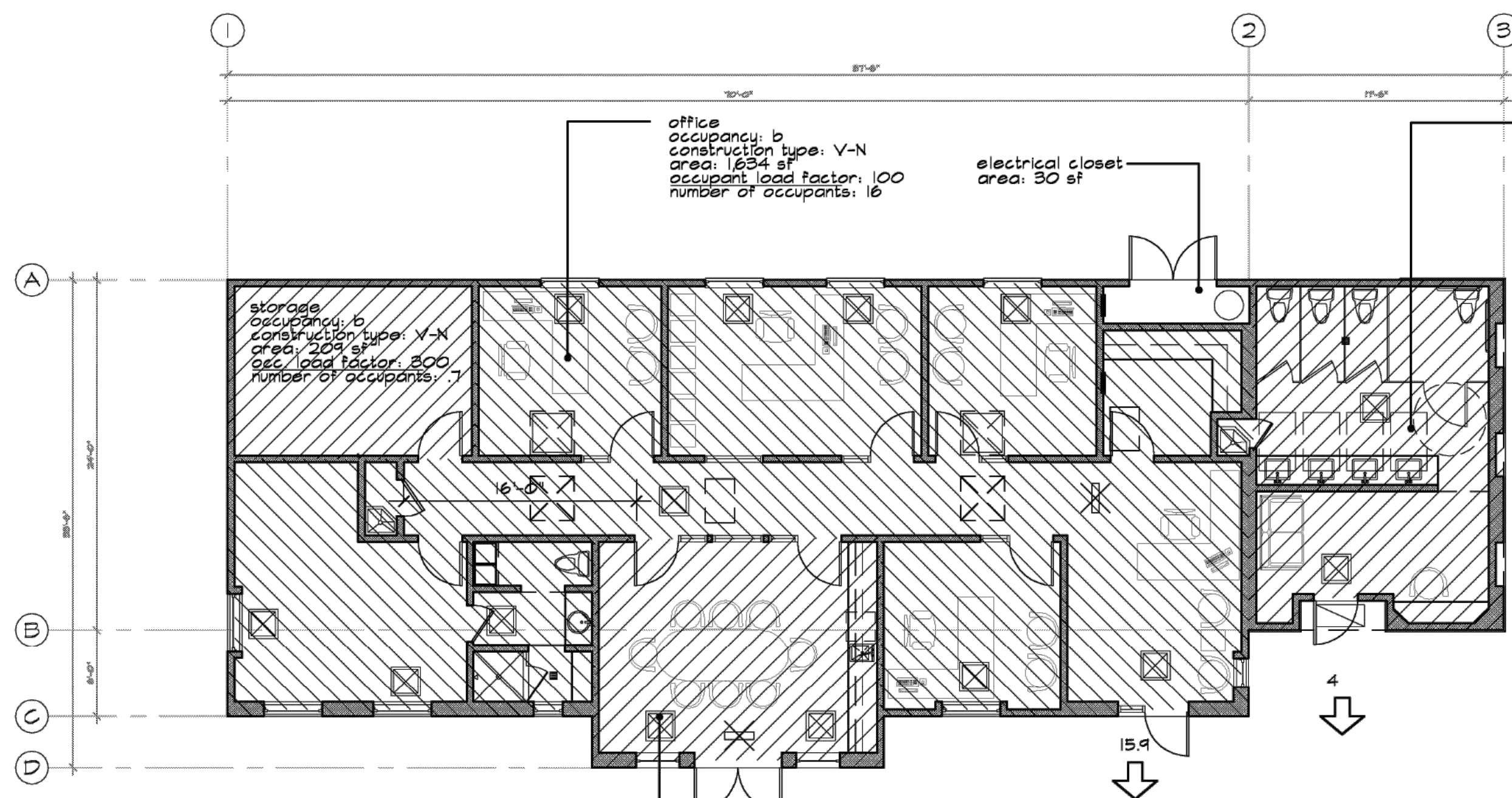
- SITE PLAN
- FLOOR PLANS
- REQUIRED DJ AREA LOCATION

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

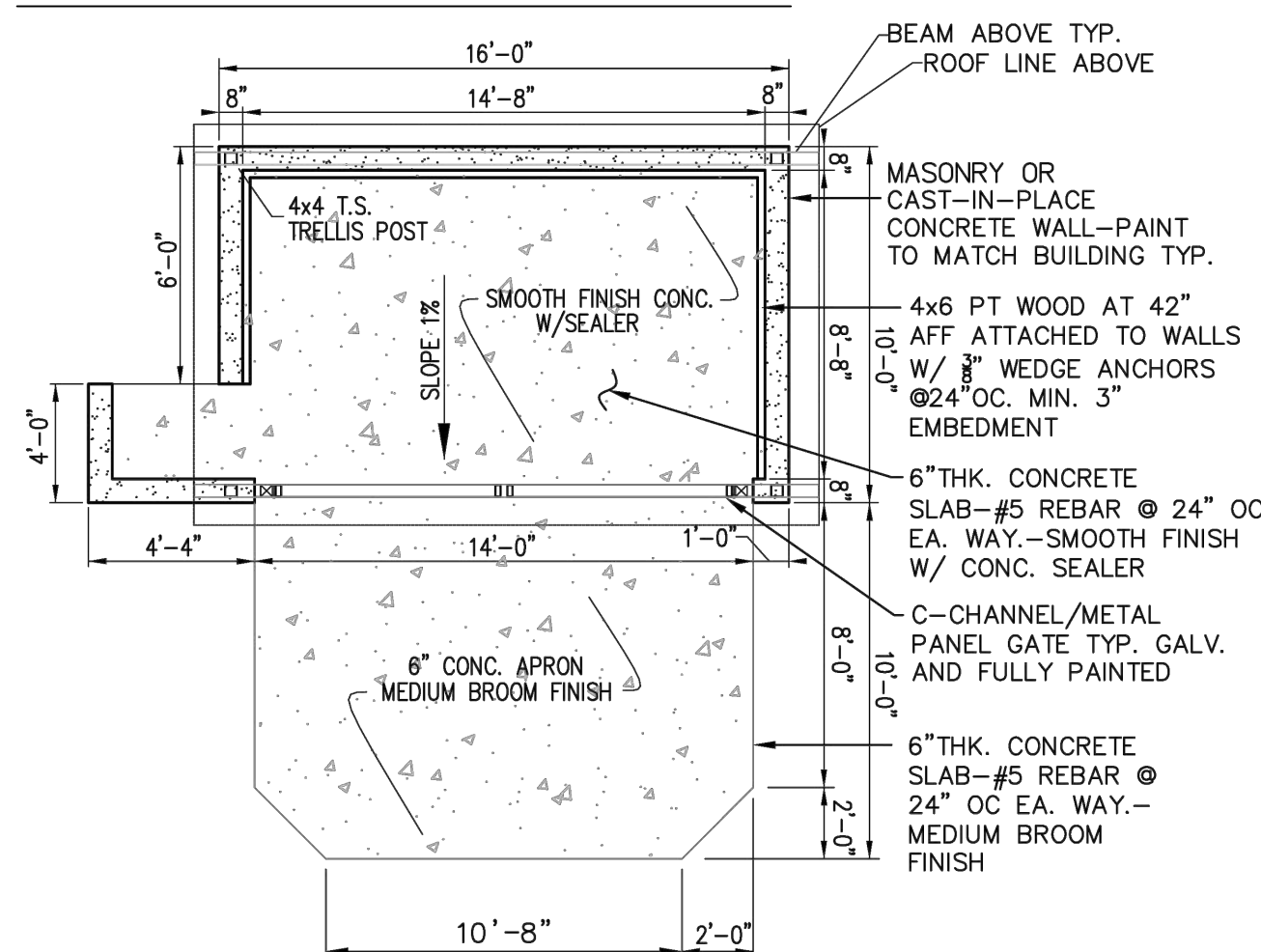
**TEC** TEMECULA ENGINEERING CONSULTANTS, INC.

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: 304 sf  
occupant load factor: 15  
number of occupants: 20.3

**EXISTING ADMINISTRATION BUILDING**

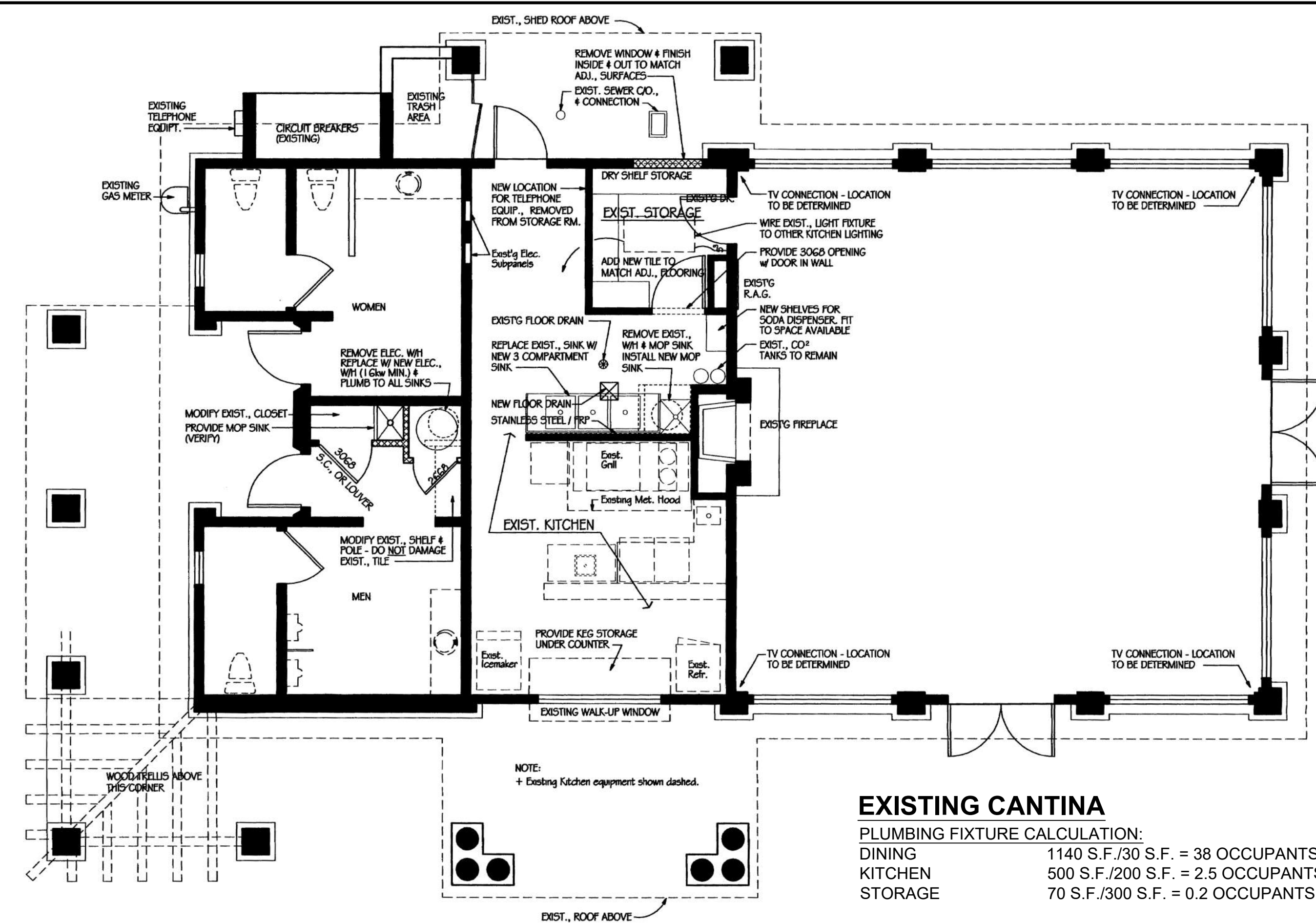
**PLUMBING FIXTURE CALCULATIONS**

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

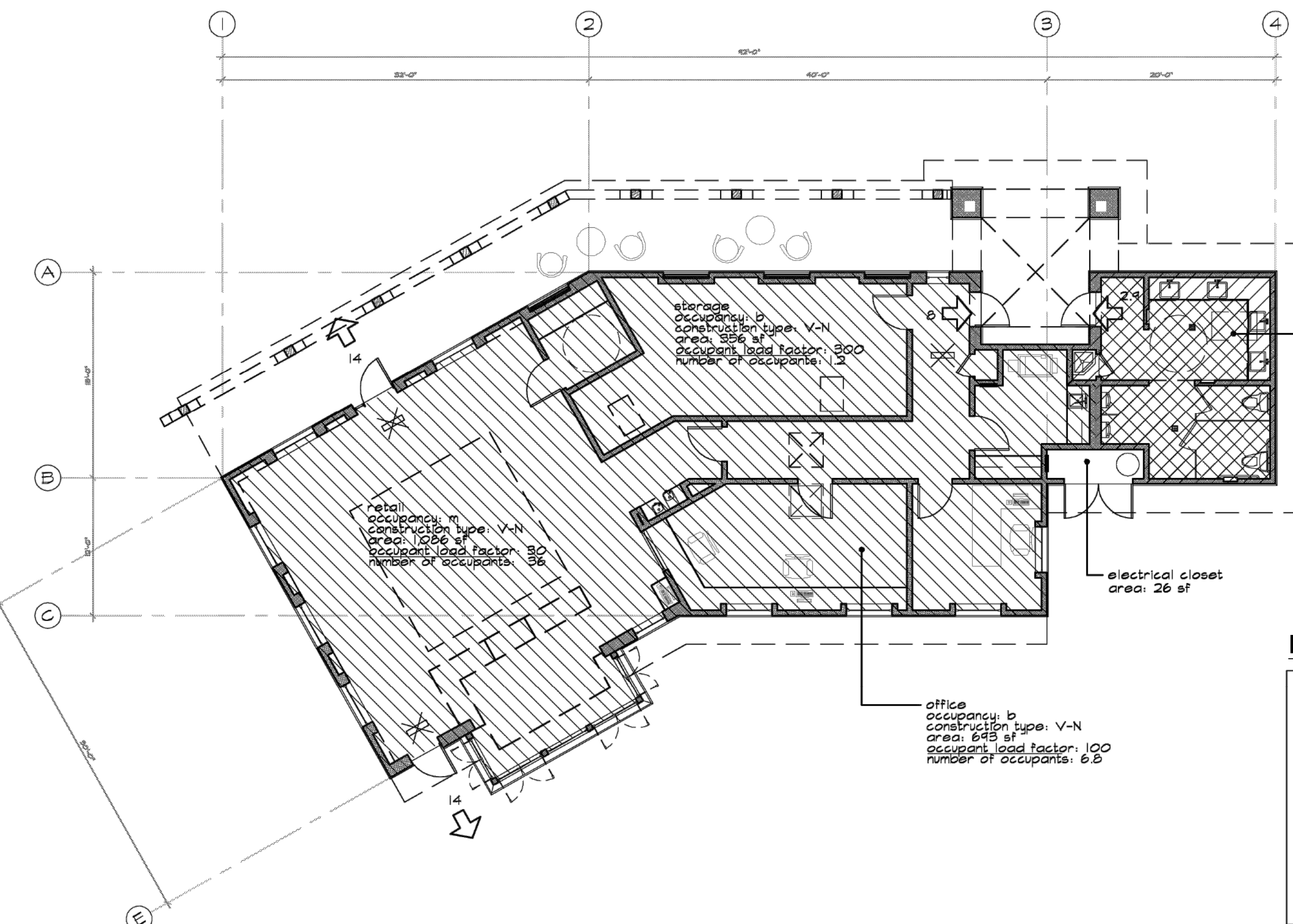


**EXISTING CANTINA**

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 PROSHOP**

**PLUMBING FIXTURE CALCULATIONS**

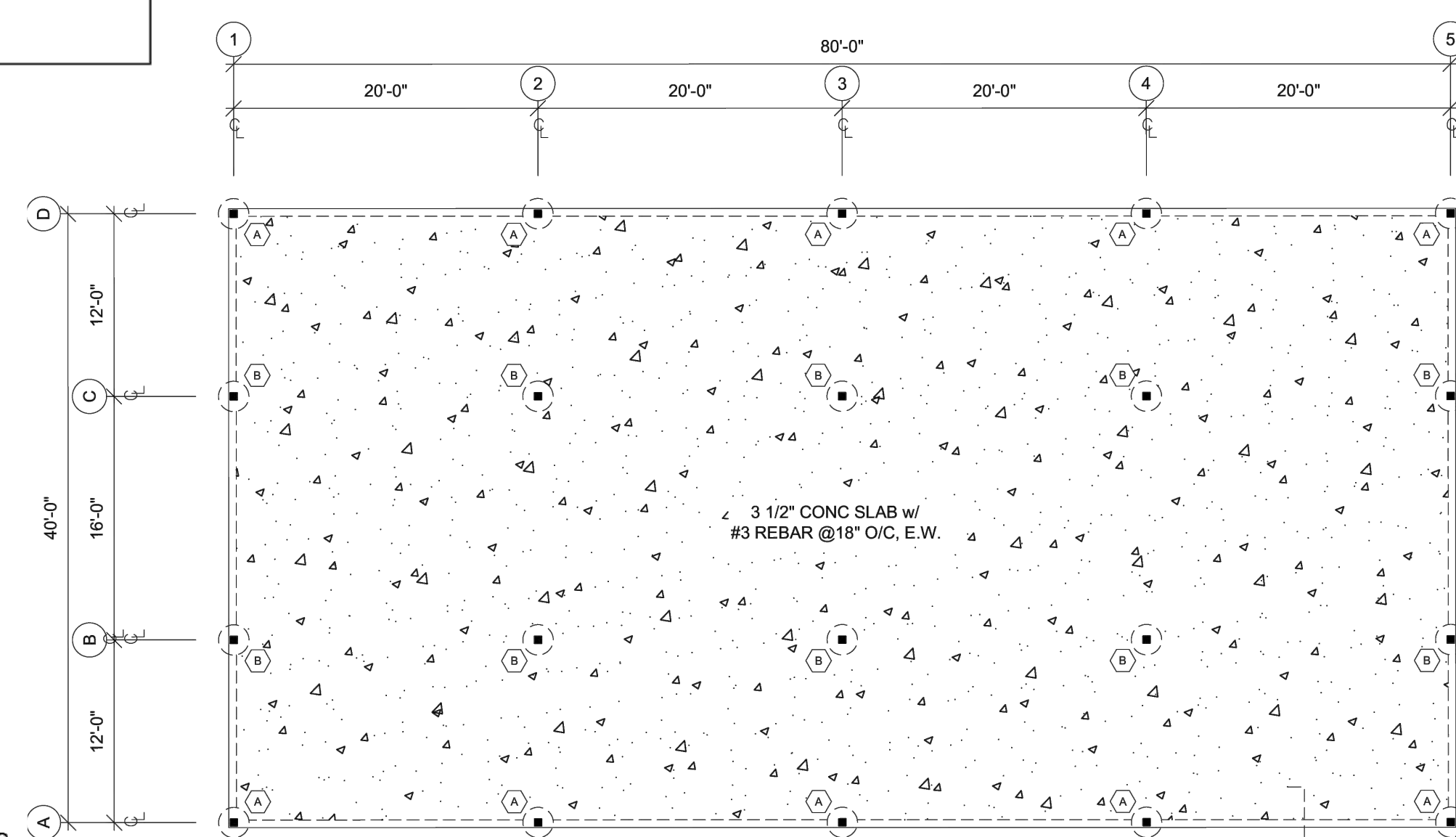
OFFICE.....606 S.F./200 S.F. = 3 OCCUPANTS

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 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

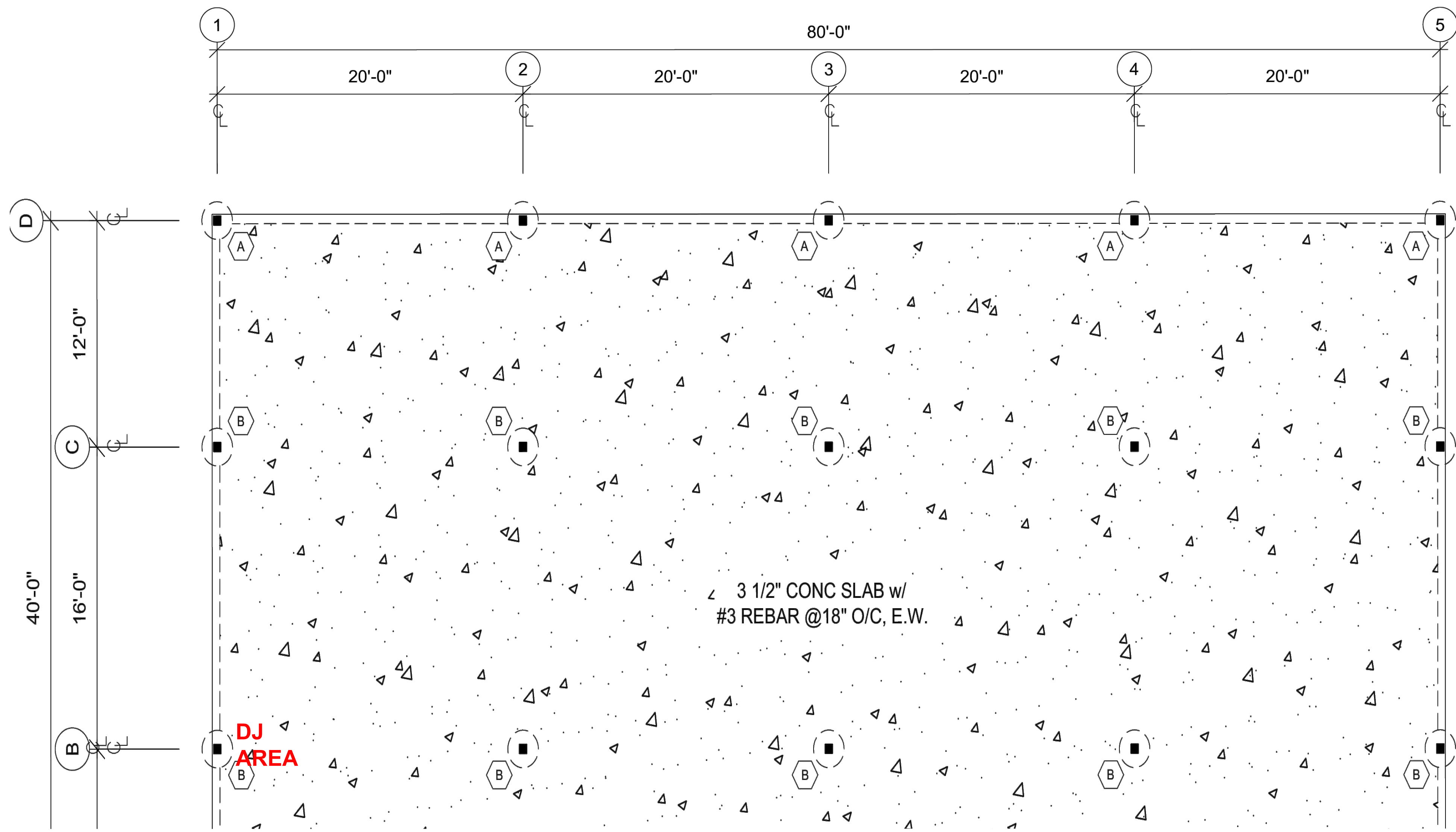
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DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY: SDH	ENGINEER		DRAWN BY:	COUNTY	CHECKED BY: SDH





**EXISTING EVENT PAVILION  
FLOOR PLAN**