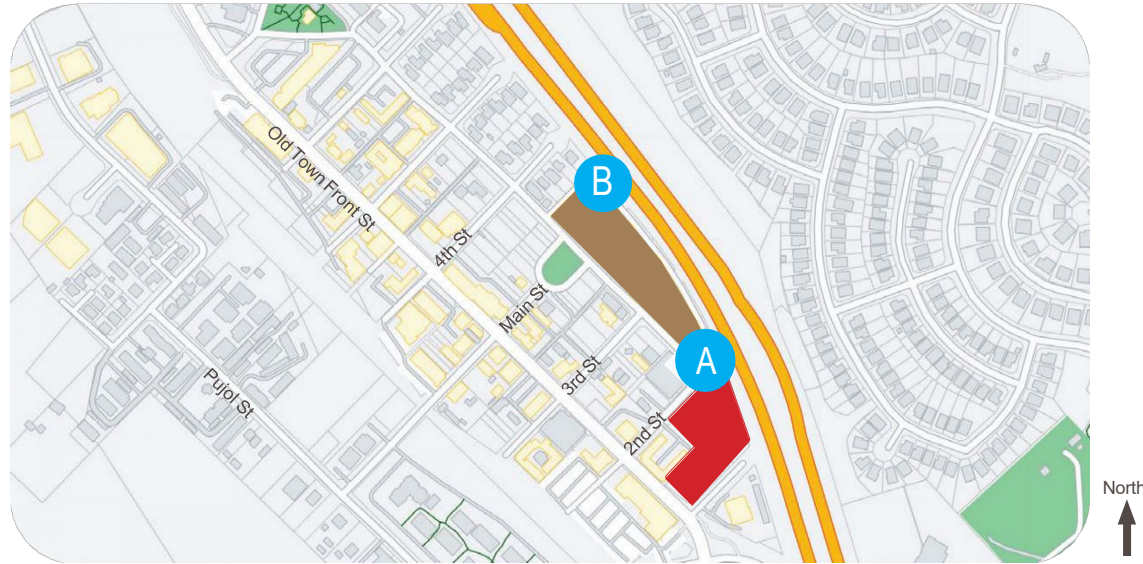


# TEMECULA RESORT & SPA





# PROJECT LOCATION



A TEMECULA RESORT & SPA

B TEMECULA CITY HALL



# **ABOUT THE PROPOSED TEMECULA RESORT & SPA PROJECT**

In July 2021, when Mr. Steve Kim had learned his Sand Canyon Resort & Spa Development Project in the City of Santa Clarita was denied after completing the EIR process; stating “environmental and open space concerns,” he discovered a unique development site located in Old Town, Temecula. Briefly, Sand Canyon Country Club in Santa Clarita was acquired in 2016 and the Resort & Spa development plans were proposed to the City in 2018 for a 380-key 5-star resort at the Sand Canyon Country Club site.

Temecula is centrally located in Southern California. It has 40 wineries, 20 golf courses, and the historic old town which attracts over 3 million tourists every year. Nevertheless, there are very a few lodging facilities with cafes or restaurants in town. The City obviously is in need of promoting the development of full-service resorts, which can accommodate the vacationers and group events as demands grow rapidly.

The City has zoned 2.2 acre lots next to the City Hall for high-rise hotel use as long as it can accommodate 1,000 people conference spaces and offers a full-service 24 hours a day. Mr. Kim found this opportunity so unique and he acquired the land in September 2021 and expects to break ground in June of this year.

The planned 355-key luxury resort will be well positioned to absorb Temecula’s strong and rapidly growing inflow of tourists.

The project is being developed by successful entrepreneur Steve Kim who wants to build a destination resort in Temecula, like the Ojai Valley Inn, Terranea Resort, and Pelican Hill Resort.

Mr. Kim believes excellent customer service and attention to all the details is what will ultimately distinguish the Temecula Resort & Spa from the others. The mission will be to deliver and serve a high quality and family-friendly resort environment with the purpose of creating memorable moments.



# UNIQUE DEVELOPMENT OPPORTUNITY

- The Resort is located in vibrant Old-Town, Temecula and centrally located between Los Angeles, Orange County and San Diego.
- Temecula is a tourist city with 3 million visitors a year
- Unique offerings
  - Old Town Square/Civic Center
  - 3,000 acres of picturesque wine country
  - 20 golf courses
  - Diverse shopping and dining
- **It will be the only full-service high-rise hotel in Old Town Temecula**





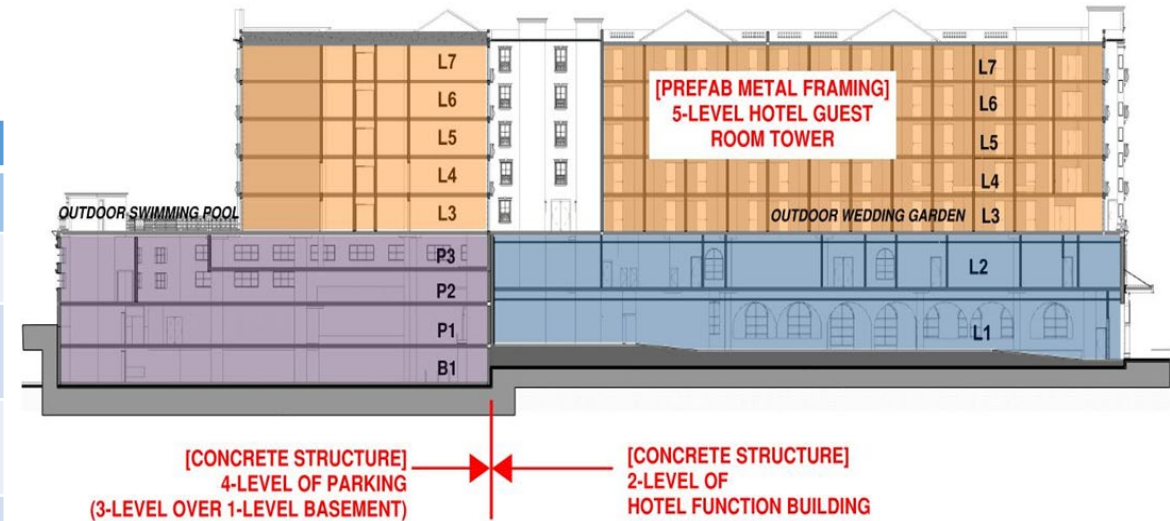




# PROJECT DETAILS

TEMECULA RESORT & SPA (Building SF, not including parking)	LEVEL	BUILDING(SF)
	LEVELS 1 & 2	53,775 SF
	LEVELS 3 TO 7	234,494 SF
	TOTAL 288,269 SF	

TEMECULA RESORT & SPA				
CATEGORY	LEVEL	AREA(SF)	QUANTITIES	AMENITIES
GUEST ROOMS	LEVELS 3 TO 7	162,600 SF	355 KEYS	PRESIDENT SUITE, SUITE, STANDARD, ADA
FOOD & BEVERAGE	LEVEL 1, LEVEL 2	11,600 SF	RESTAURANTS(300 seats) LOUNGE, CAFÉ, SNACK	3 MEAL INTERNATIONAL BUFFET, LOUNGE, CAFÉ, SNACK SHOP
MEETING SPACES	LEVEL 1, LEVEL 2	8,500 SF	CONFERENCE SPACE CAPACITY OVER 1,000 PEOPLE	GRAND BALLROOM, BANQUET LOUNGE, JUNIOR BALLROOM, MEETING ROOMS
AMENITIES & RETAIL	LEVEL 1, LEVEL 2	9,400 SF		SPA, GYM, YOGA, SUNDRY, KID'S AREA
B.O.H	LEVELS 1 TO 7	10,500 SF		OFFICE, KITCHEN, STORAGE, HOUSEKEEPING, LAUNDRY, VALET, EMPLOYEE BREAK ROOMS
PARKING	PARKING LEVELS B1 TO P3	174,382 SF	395 SPACES	STANDARD, ADA, 140 EV PARKING



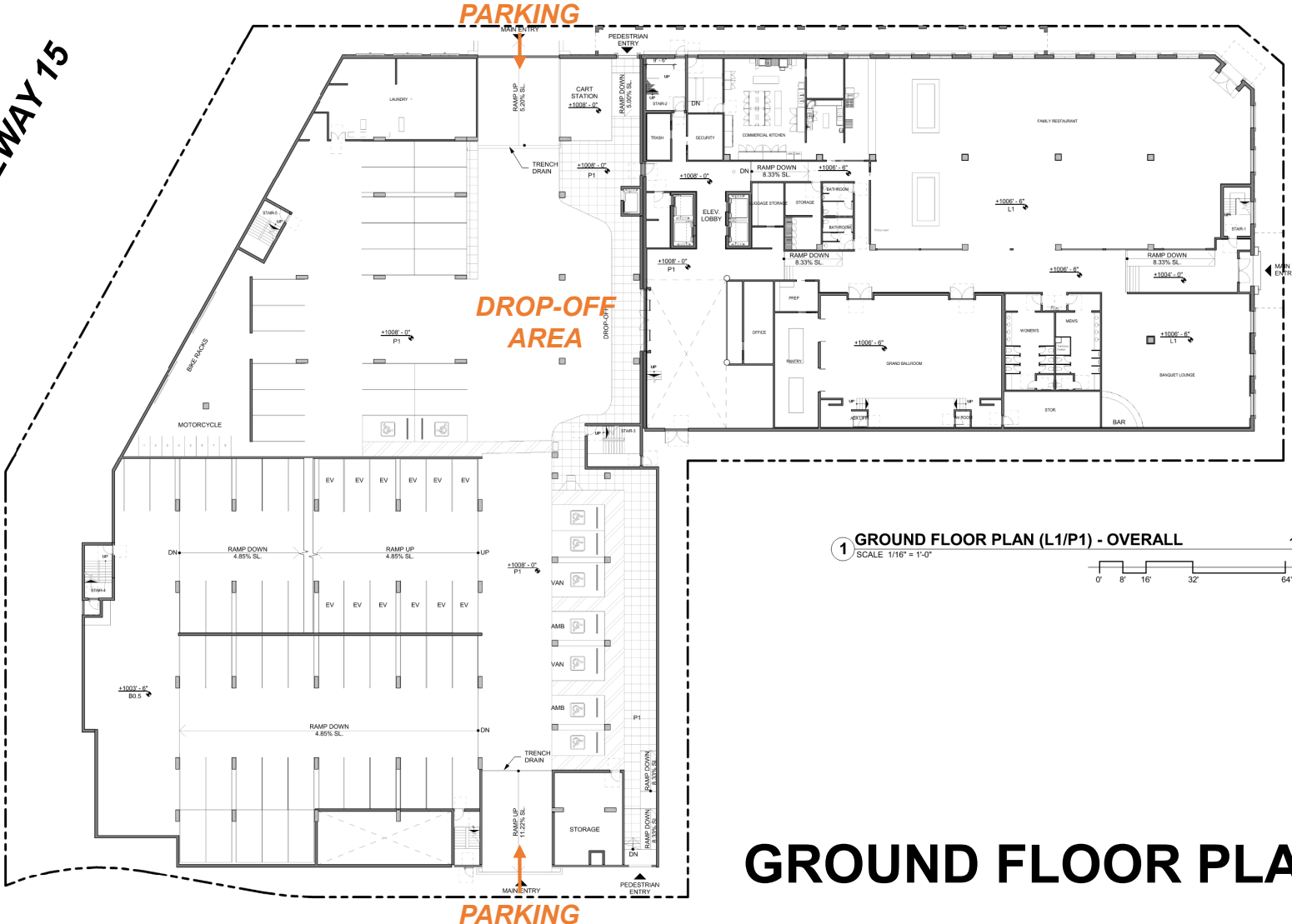


# TEMECULA RESORT & SPA

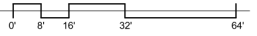
1<sup>ST</sup> STREET

INTERSTATE FREEWAY 15

FRONT STREET



1 GROUND FLOOR PLAN (L1/P1) - OVERALL  
SCALE 1/16" = 1'-0"



## GROUND FLOOR PLAN - OVERALL

2<sup>ND</sup> STREET

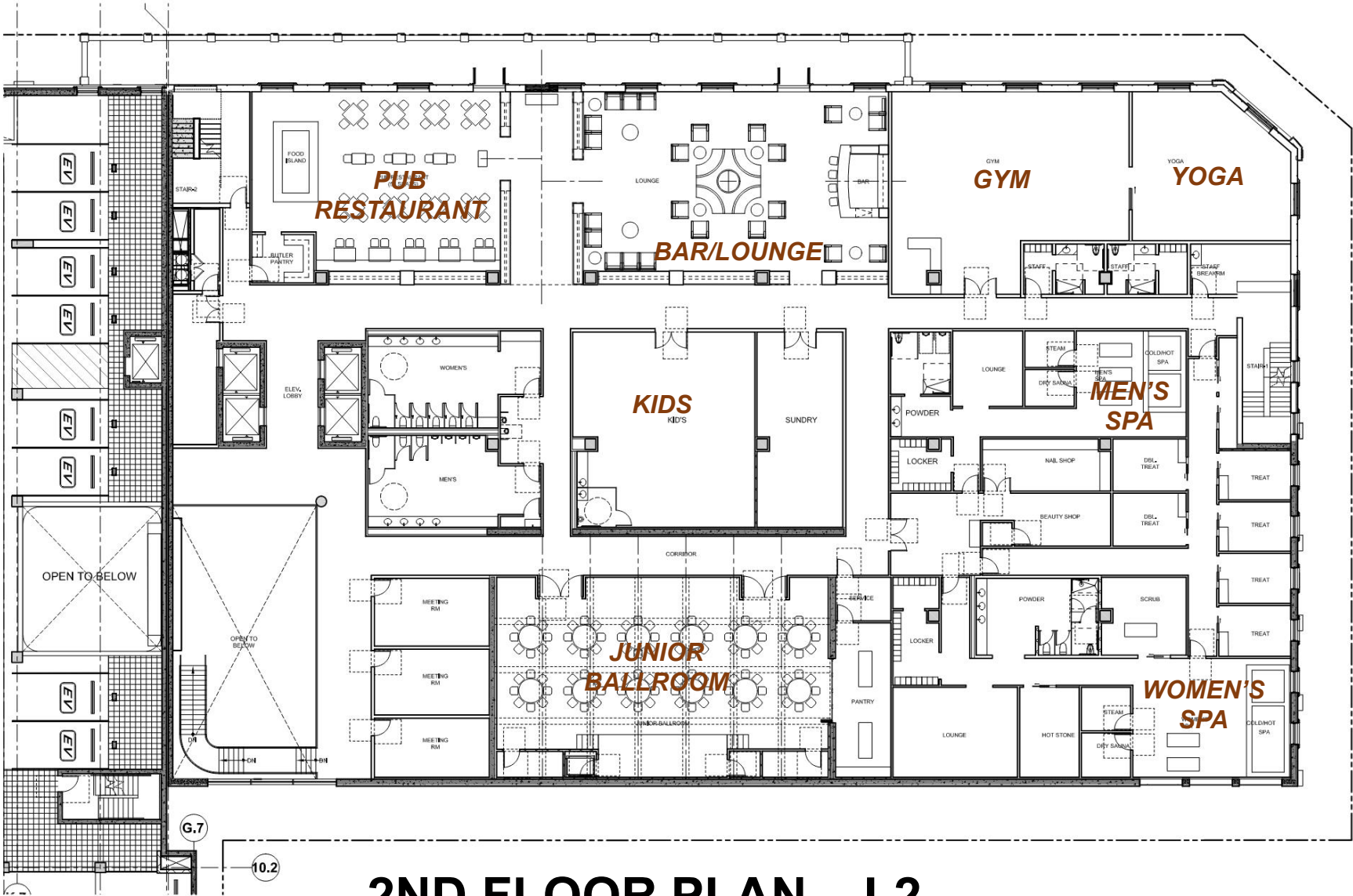
# TEMECULA RESORT & SPA



**GROUND FLOOR PLAN – L1**

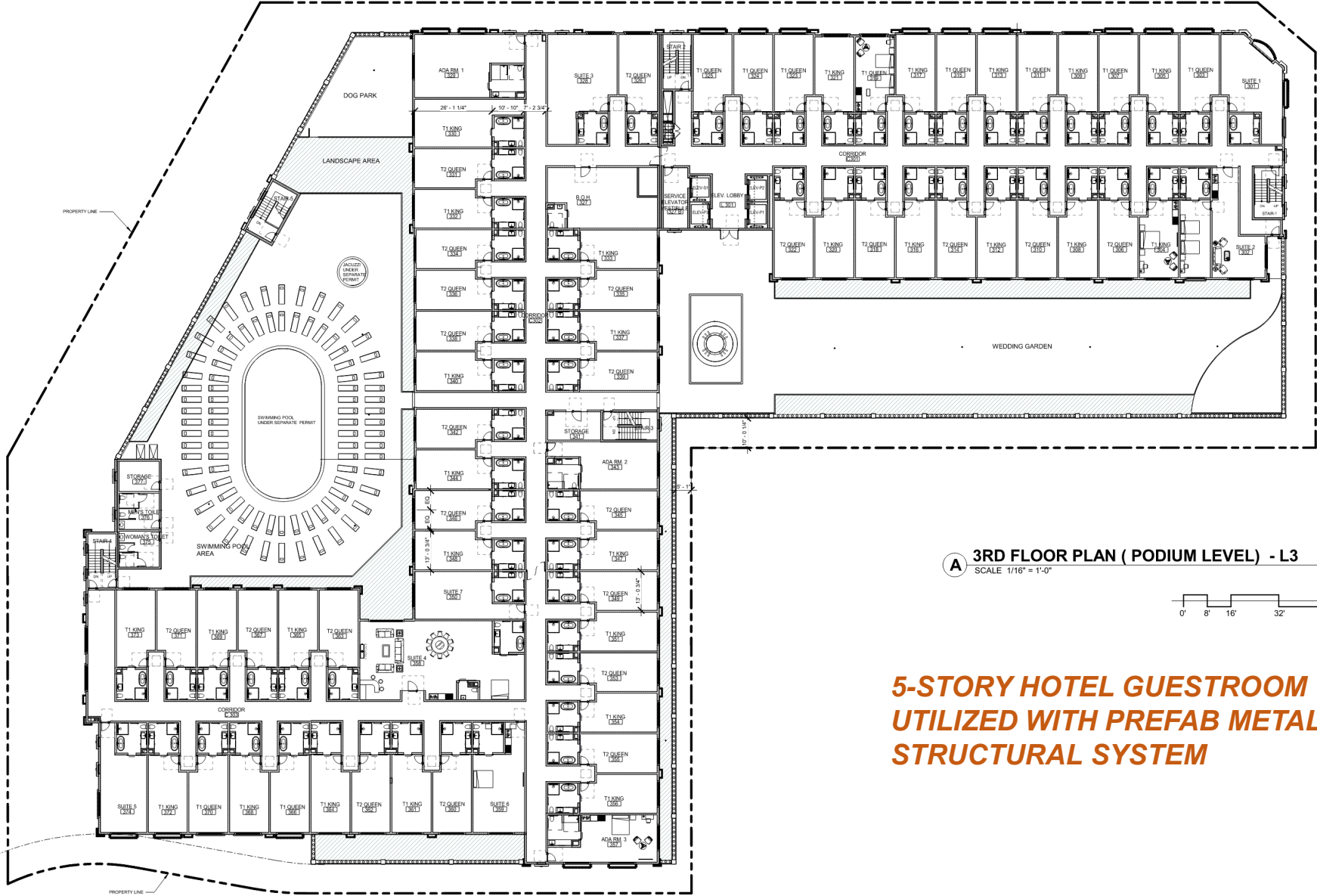


# TEMECULA RESORT & SPA



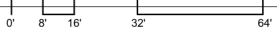
**2ND FLOOR PLAN – L2**

# TEMECULA RESORT & SPA



**A 3RD FLOOR PLAN ( PODIUM LEVEL ) - L3**

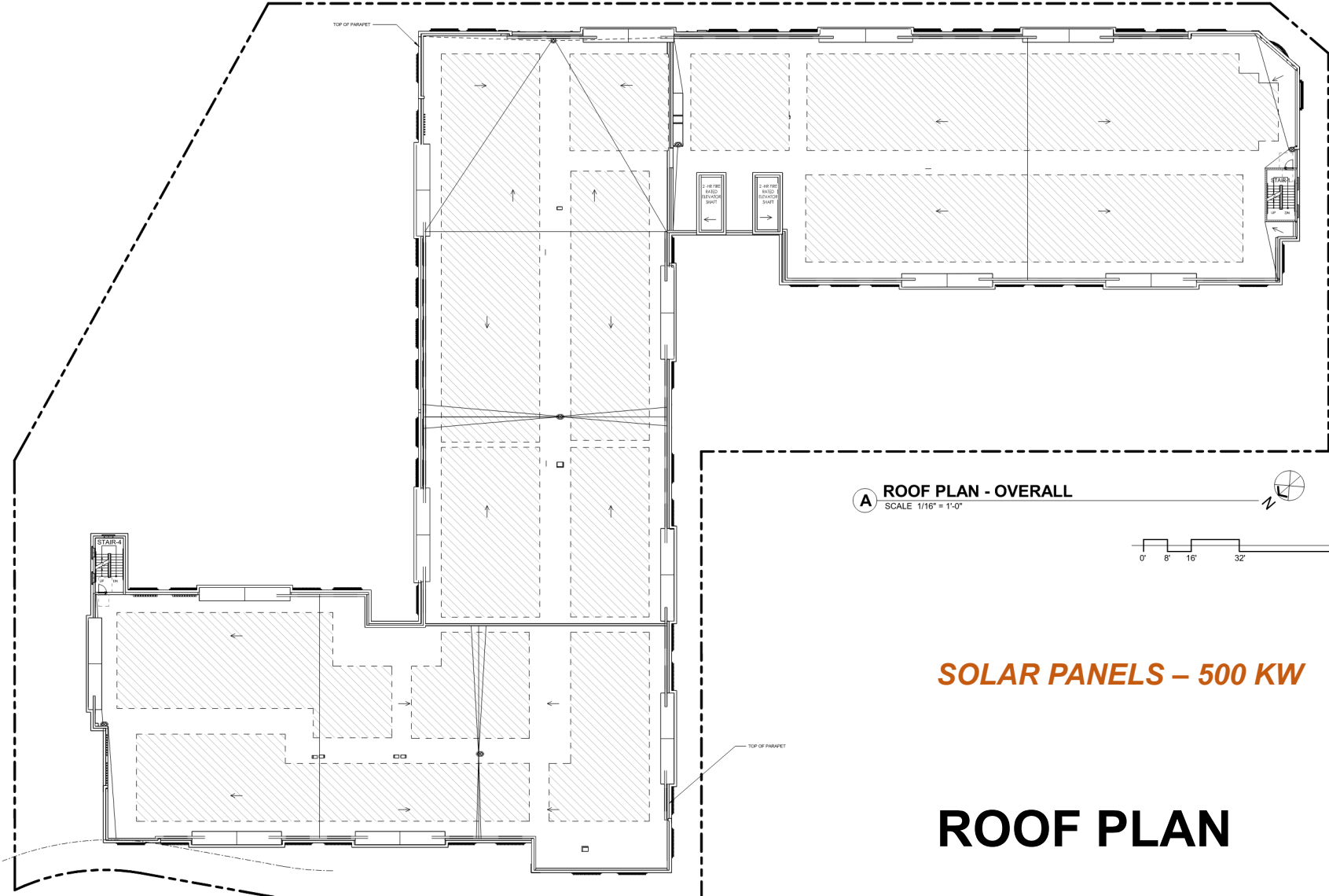
SCALE 1/16" = 1'-0"



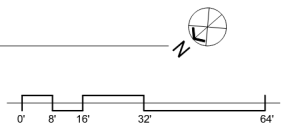
**5-STORY HOTEL GUESTROOM TOWER IS UTILIZED WITH PREFAB METAL FRAMING STRUCTURAL SYSTEM**



# TEMECULA RESORT & SPA



**A** ROOF PLAN - OVERALL  
SCALE 1/16" = 1'-0"



**SOLAR PANELS – 500 KW**

## ROOF PLAN

# TEMECULA RESORT & SPA





# RENDERING



**BUILDING ELEVATION @ 1<sup>ST</sup> STREET**



# HOTEL GUEST TOWER

The guest tower will include 355 luxurious suites with top of the line finishes. Levels 3 through 7 will be entirely dedicated to guest suites which will range in size and style.





# Conference and Venue Hosting

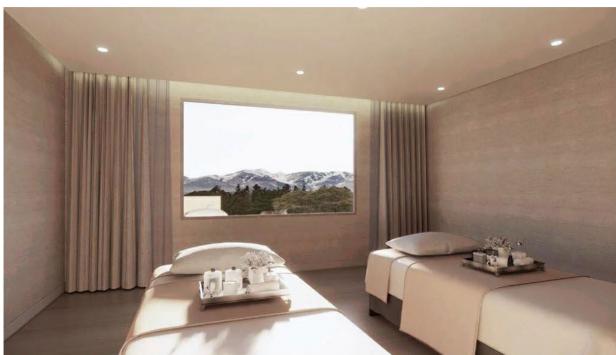
The resort will offer two ballrooms and conference rooms that can accommodate over 1,000 people, making it an ideal venue for weddings, large events and corporate meetings. The elegant banquet lounge provides a cozy ambiance for more intimate gatherings, while the smaller meeting rooms cater to smaller groups. It also offers the outdoor wedding gardens with elegant settings.





## Entertainment and Relaxation

Temecula Resort & Spa will offer 9 treatment rooms, gym & yoga facilities that will cater to every guest's unique needs for those seeking relaxation and rejuvenation. It offers beauty salon and luxury boutique shop. For families traveling with children, the resort has a dedicated kid's play area, ensuring that children can have fun and stay entertained. It also features a stunning pool deck that offers a tranquil and picturesque setting for guests to soak up the sun and relax.



## Food and Beverage

300-seat international buffet restaurant will provide a variety of fine dining experience for breakfast and dinner. For a more casual dining experience, the café offers a selection of light bites and refreshments, while the snack shop provides a range of convenient snacks and beverages.



## Unique(entrepreneurship) approach for the resort development

- The full-service resort is a very complex process to undertake in planning, design, site preparation, construction, and post-construction.

<https://www.gnprealty.com/news/commercial-property-construction-process/>

Cost overruns and schedule delays often originate from design flaws in structure, electrical, plumbing, and mechanical design and, close coordination among disciplines.

Too often, these threats are not identified nor accounted for before construction starts.

To minimize the defects in the development stage and to increase collaboration. the developer established a comprehensive design office called ONESTOP Design in June 2020.

- ; Hire all necessary expertise- land, concept, architectural, mechanical, electrical, plumbing, structural, landscape, interior etc.
  - ; Use Revit, Civil 3D software to achieve design optimization and close coordination among all disciplines
  - ; Project architect and construction manager involved in whole design process and construction methodology
  - ; The developer play the role of project manager and involved in the process from concepts, architectural design, engineering, construction and selecting construction materials
  - ; Hire skilled crews directly and supply the materials for the construction to save the cost and assure the quality
- Adopt the latest construction technology for reduce construction time and cost
    - ; Cold-Formed Steel Framing. (It provides several advantages of **rapid construction, durability**)
    - ; Ductless mini-split HAVC system
  - 100% LED lighting
  - 500KW Solar PVs and 350KWH Battery Storage
  - 140 EV parking
  - No natural gas





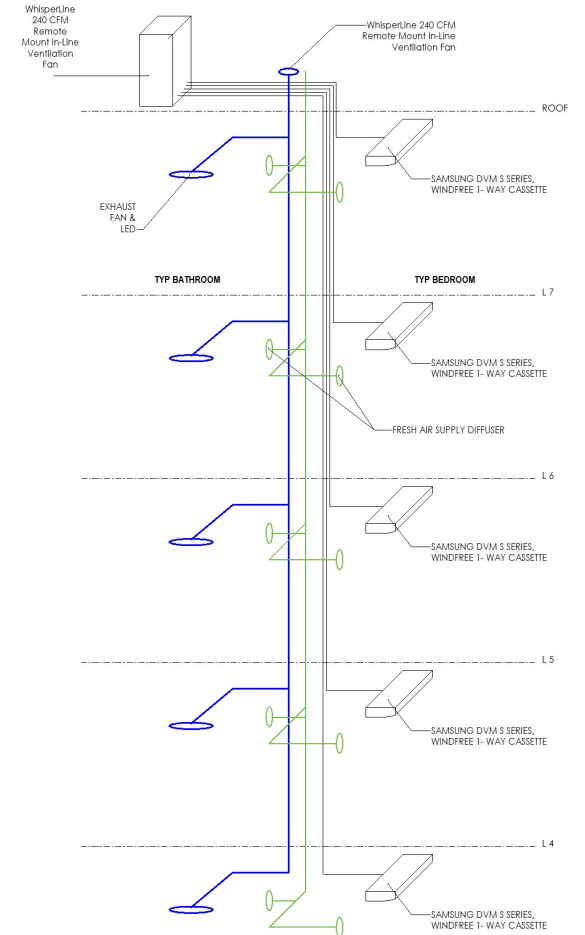
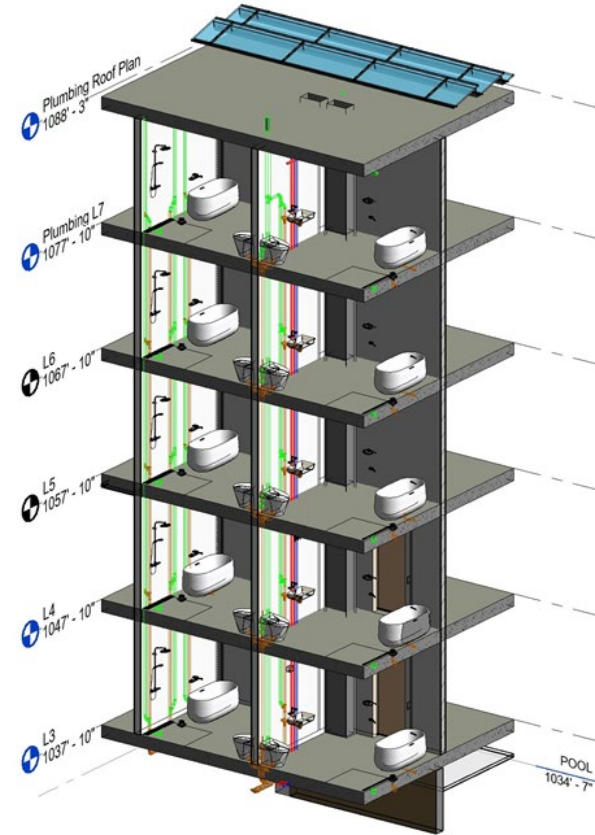
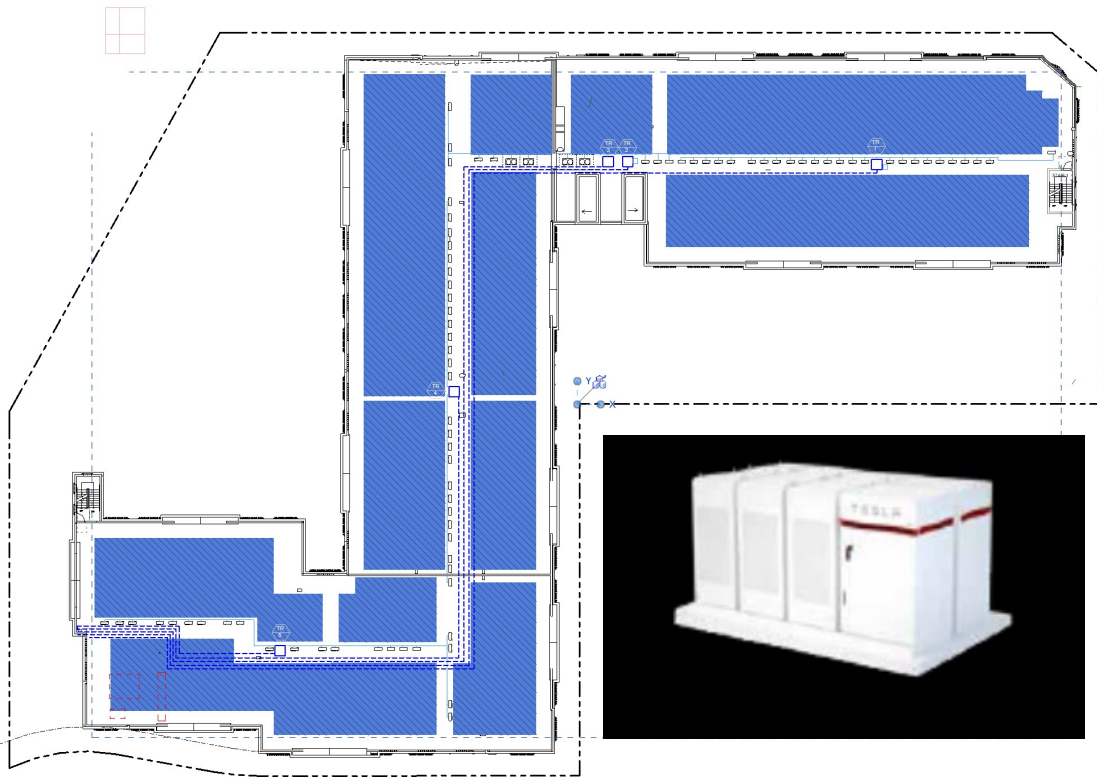
## Light Commercial Max Heat® Outdoor Unit

Available Capacities (Btu/h)  
30K / 36K



## WindFree™\* 1- Way Cassette

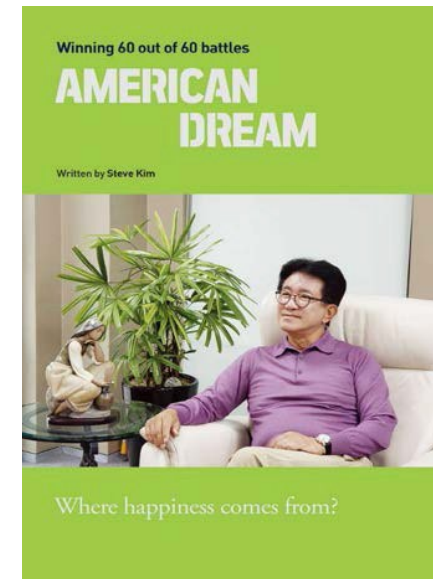
Available Capacities (Btu/h)  
9K / 12K / 18K





# Steve Kim Biography

- Born in Seoul, South Korea Immigrated to United State in 1976
- MSEE California State University majored in Electronics Engineering
- Founder & CEO Fibermux Corporation (1984-1992)
- Founder & CEO Xylan Corporation (1993-1999)
- Xylan listed on NASDAQ in 1996
- Grew to 1,200 employees and \$350 million revenue
- Sold to Alcatel for \$2 billion in 1999
- Established Steve Kim Foundation in 1997
- Took over Sand Canyon Country Club in 2016
- Started Sand Canyon Resort & Spa Project in 2017 and pending for EIR approval
- Set up ONESTOP DESIGN, INC in June 2020 to design and orchestrate the Resort construction in-house
- Acquired 2.2 acres lots in Old Town, Temecula in September 2021 to build a 355 room 5-star Temecula Resort & Spa



<https://sandcanyoncc.com>