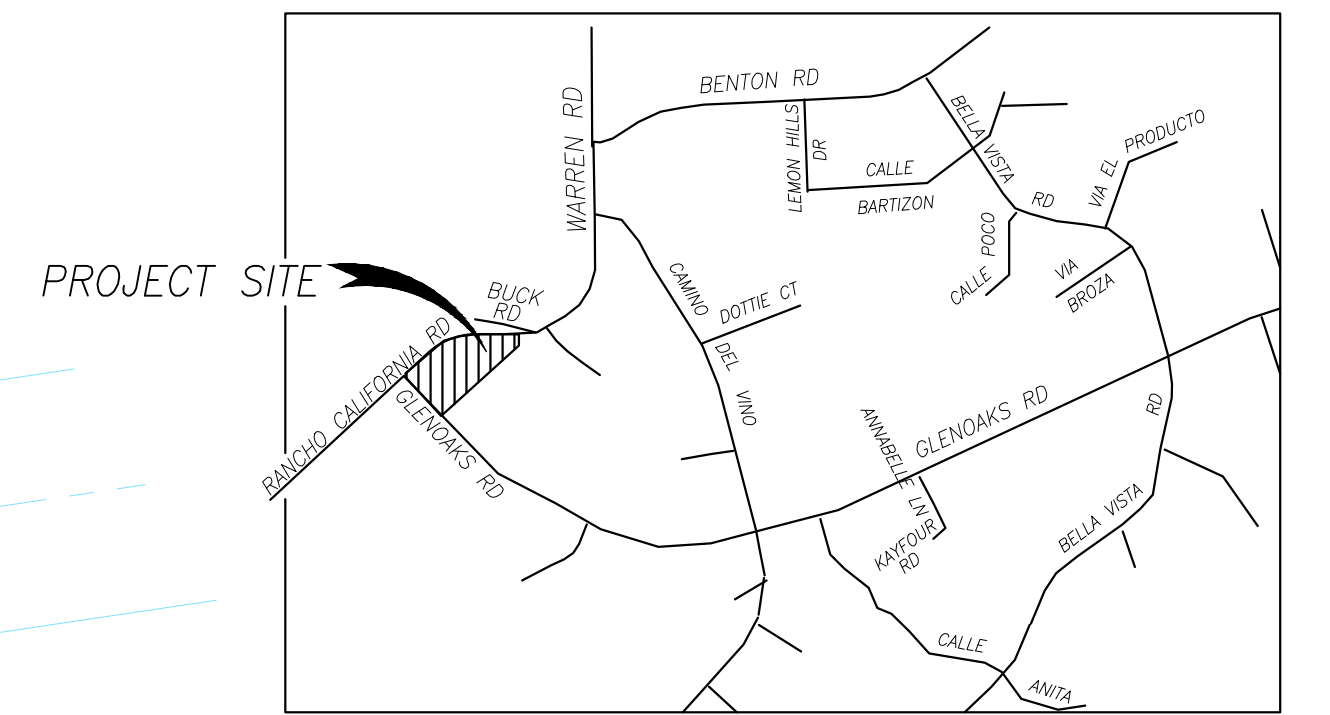


PPT210141 & CONCEPT GRADE PLAN



VICINITY MAP
2010 THOMAS GUIDE PG 930,C6 & D6
SEC 24, T7S, R2W
NOT TO SCALE

- LEGEND**
- PP POWER POLE
 - FH FIRE HYDRANT
 - ADD'L ADDITIONAL
 - PM PARCEL MAP
 - PAD PAD ELEVATION
 - GB GRADE BREAK
 - FF FINISHED FLOOR ELEVATION
 - FS FINISHED SURFACE
 - FL FLOW LINE
 - C/L CENTER LINE
 - R/W RIGHT OF WAY
 - P/L PROPERTY LINE
 - PROP PROPOSED
 - EX EXISTING
 - D/W DRIVEWAY
 - PROP PROPOSED
 - O/C OFF CENTERLINE
 - WL WATER LINE
 - SS SANITATION SEWER LINE
 - SD STORM DRAIN
 - FP EX POWER POLE
 - TBR TO BE REMOVED/RELOCATED
 - BVC BEGIN VERTICAL CURVE

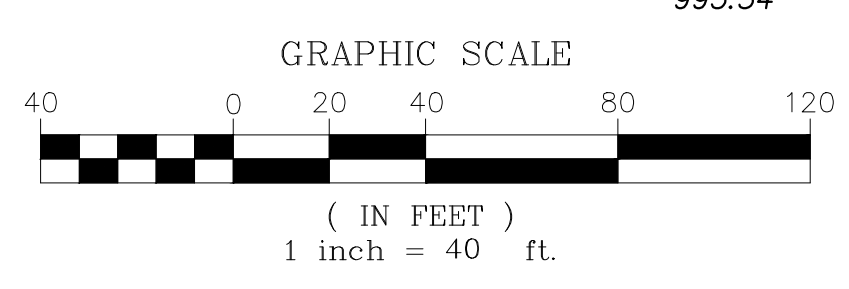
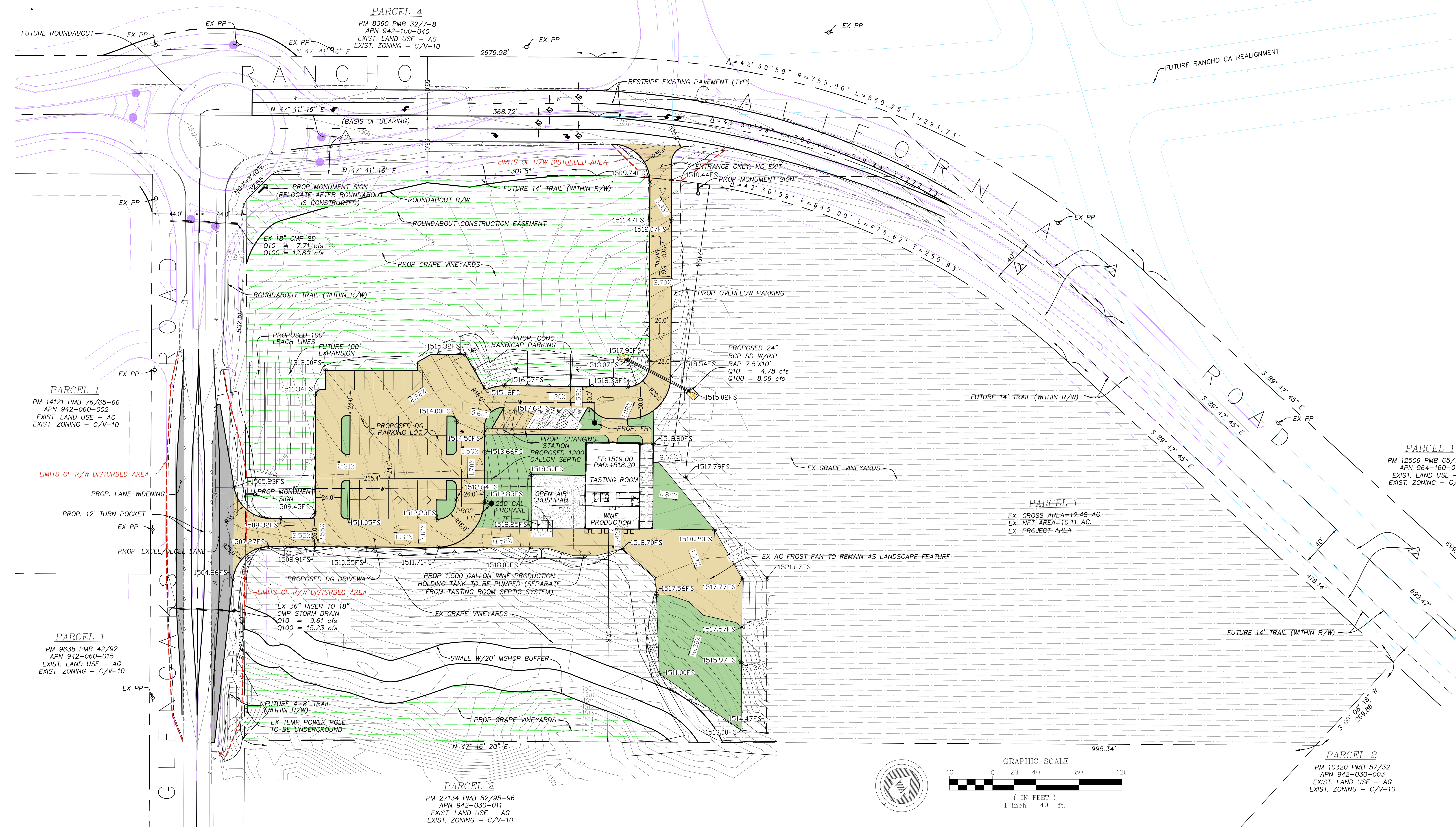
- EX MINOR CONTOURS
- 1095 EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL
- 75% MIN. VINEYARD AREA
- PROP DG, 70,000 LB FIRE TRUCK RATED
- PROP PAVEMENT
- PROP CONCRETE
- PROP MIXED LANDSCAPING AND RANCH AREA (SEE LANDSCAPE PLANS)

ONSITE:

AREA BREAKDOWN	SQ.FT.	ACRES	% OF TOTAL
PROPOSED CONCRETE	4,577	0.11	1%
PROPOSED BUILDING	4,096	0.09	1%
PROPOSED DG	47,406	1.09	11%
OTHER LANDSCAPING AND RANCH CORRAL	17,323	0.40	4%
VINEYARD	348,689	8.00	79%
SWALE BUFFER AREA	18,230	0.42	4%
TOTAL IMPERVIOUS AREA	8,673	0.20	2%
TOTAL AREA	440,321	10.11	100%

OFFSITE:

AREA BREAKDOWN	SQ.FT.	ACRES
PROPOSED A.C. PAVEMENT	6,025	0.14
PROPOSED DG	2,294	0.05



GENERAL NOTES

1. **LEGAL DESCRIPTION**
BEING A SUBDIVISION OF A PORTION OF THE RANCHO PAUBA, GRANTED TO LUIS VIGES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN BOOK 1, PAGE 45, OF PATENTS IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, RECORDS OF SAID COUNTY, ALSO SHOWN AS PARCEL F-22 OF RECORD OF SURVEY FILED IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY.
2. **TOTAL ACREAGE:**
PARCEL 1 10.11 ACRES NET
3. **NUMBER OF PARCELS:**
1
4. **MINIMUM LOT SIZE:**
10 ACRES
5. **EXISTING ZONING:**
C/V-10, CZ NUMBER 5487
6. **PROPOSED ZONING:**
WC-W
7. **EXISTING LAND USE:**
AGRICULTURE/WINERY
8. **PROPOSED LAND USE:**
AGRICULTURAL/WINERY
9. **EXISTING LAND USE DESIGNATION**
AGRICULTURAL
10. **PROPOSED LAND USE DESIGNATION**
AGRICULTURAL/WINERY
11. **METHOD OF SEWAGE DISPOSAL**
ONSITE SEWAGE DISPOSAL SYSTEM
12. **UTILITIES:**
WATER - RANCHO CALIFORNIA WATER DISTRICT
SEWER - SEPTIC TANK SYSTEM
GAS - ONSITE PROPANE
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON
CABLE - VERIZON

13. **SCHOOL DISTRICT:**
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
14. **ASSESSORS PARCEL NO.:**
942-030-007
15. **SITE ADDRESS**
35586 GLENOAKS RD, TEMECULA, CA 92592
16. **2010 THOMAS BROS. GUIDE:**
THOMAS BROS. MAP PAGE 930, C6 7 D6
17. **PLOT PLAN PREPARED:**
SEPTEMBER 20, 2021
18. **OCCUPANCY:**
SEE TABLE
19. **POLICY AREA:**
TEMECULA VALLEY WINE COUNTRY POLICY AREA
20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.
21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.
22. THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY SPIRO LAND SURVEYING, INC. ON 6/17/2021. HORIZONTAL CONTROL WAS ESTABLISHED PER PARCEL MAP 27134, P.M.B. 182/95-96 AND SHOULD NOT BE USED FOR MAPPING PURPOSES. VERTICAL DATUM WAS ESTABLISHED PER RIVERSIDE COUNTY BENCHMARK T-22-81, ELEVATION 1510.948' NGVD29 DATUM.
23. THIS PROPERTY HAS MODERATE SUSCEPTIBILITY TO LIQUEFACTION, IS SUSCEPTIBLE TO SUBSIDENCE AND NORTHEAST CORNER OF PROPERTY IS WITHIN THE LONG VALLEY SPECIAL STUDIES AREA.
24. THIS PROPERTY LIES WITHIN FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PANEL #S 06065C2745G, 06065C2740G).
25. **NET PROJECT AREA:**
12.48 ACRES GROSS
10.11 ACRES NET
26. **EARTHQUAKE QUANTITIES:**
CUT: 3,300 C.Y.
FILL: 3,300 C.Y.
NET: 0 C.Y. EXPORT

EASEMENT NOTES:

- 1 AN EASEMENT FOR SLOPES AND INCIDENTS THERETO, PER INSTRUMENT NO. 121048, RECORDED DECEMBER 20, 1968, RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP, BY ASSIGNMENT RECORDED MARCH 4, 1971 AS INSTRUMENT NO. 21825, RECORDS OF RIVERSIDE COUNTY. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE.)
- 2 AN EASEMENT FOR ROADWAY ACCESS TOGETHER WITH SLOPE EASEMENTS ADJOINING SAID ROADWAY AT A RATIO OF 1.5:1 PER INSTRUMENT NO. 121049, RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF RANCHO CALIFORNIA, A PARTNERSHIP. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE.)

PROJECT DESCRIPTION
TO CONSTRUCT A CLASS II WINERY WITH LIVE INDOOR MUSIC, PREPACKAGED FOODS AND WINE CLUB EVENTS. INCORPORATING REGENERATIVE FARMING AND SUSTAINABLE PRACTICES. THE TASTING ROOM AREA WILL BE OPEN TO THE PUBLIC 7 DAYS A WEEK FROM 10:00AM-6PM, WITH 6 TASTING ROOM EMPLOYEES. THE PRODUCTION AREA WILL HAVE 2 WINEMAKING EMPLOYEES.

NOTE:
WOMP NOT REQUIRED FOR THIS PROJECT AS TOTAL ONSITE IMPERVIOUS AREA IS UNDER 10,000 SF

SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT

VINEYARD SHALL HAVE A MINIMUM DENSITY OF 450 VINES PER ACRE.

NO.	DATE	REVISION

OWNER/APPLICANT:
LOST RANCH LLC
C/O JASMINE & JOSEPH WIENS
24250 JUANITA DR.
MENEFEE, CA 92587
(916) 600-4424
JOEWIENS@YAHOO.COM

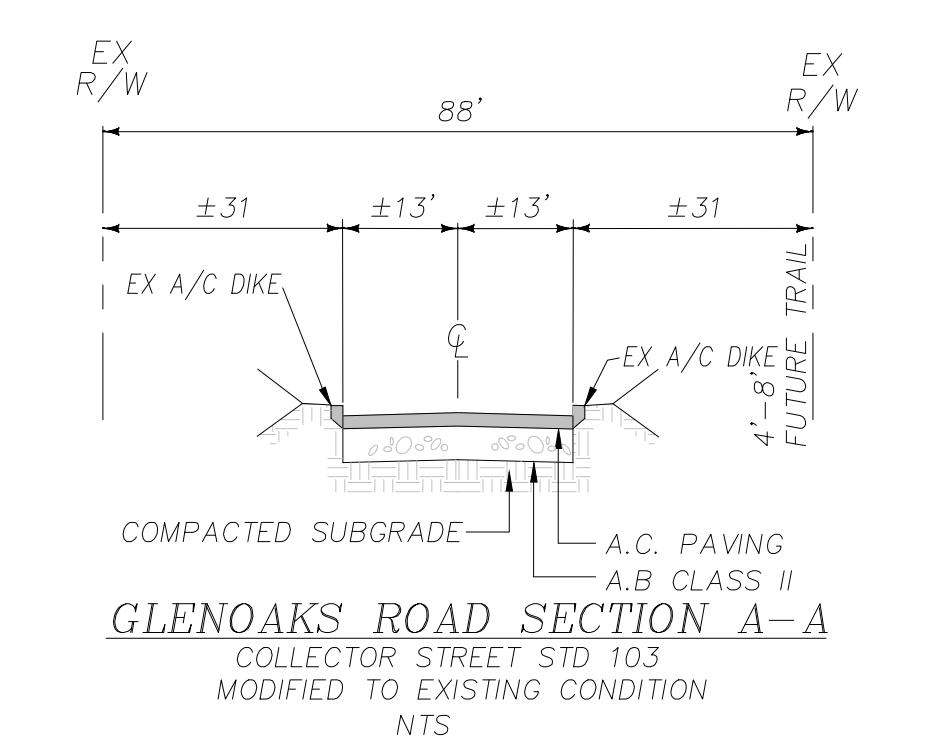
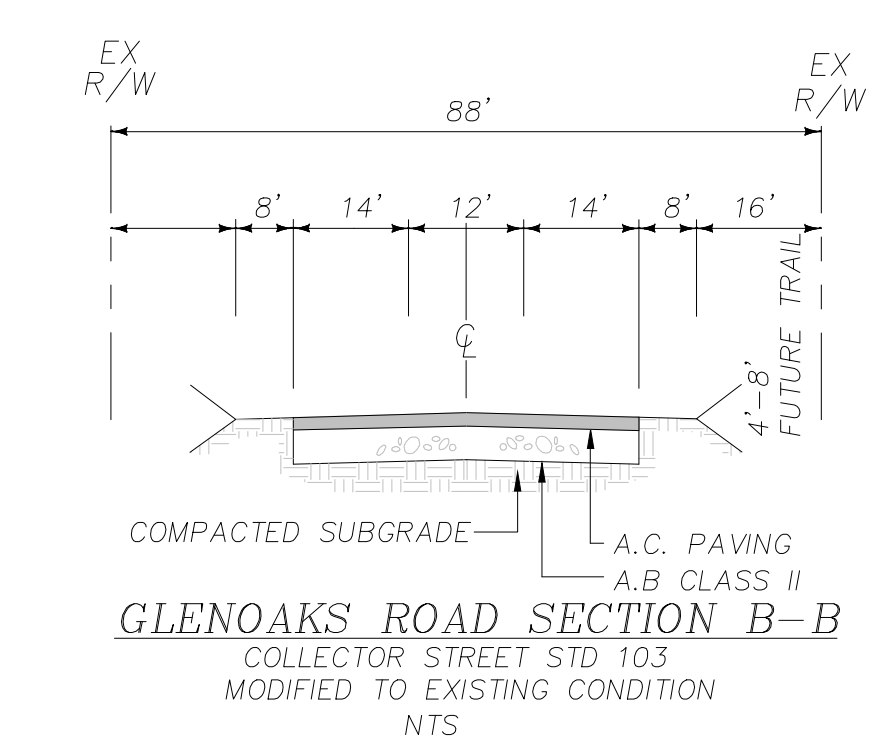
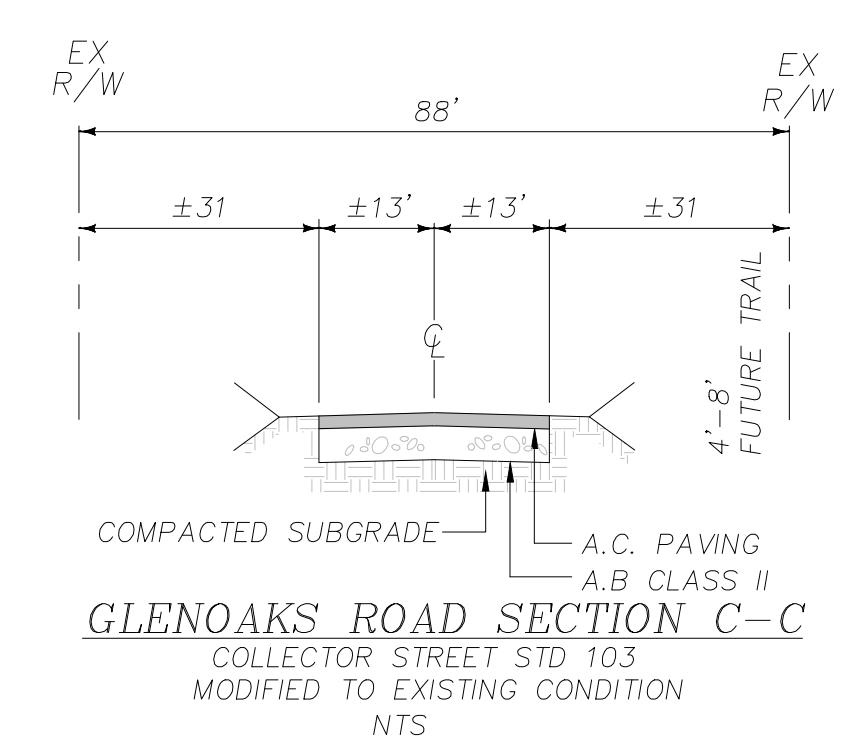
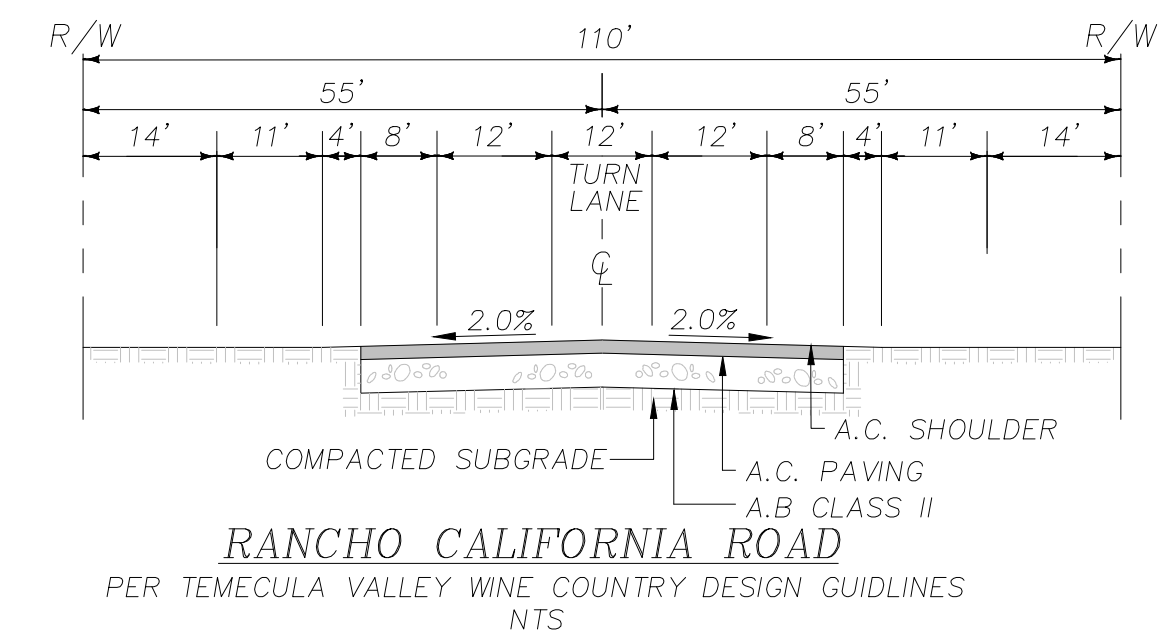
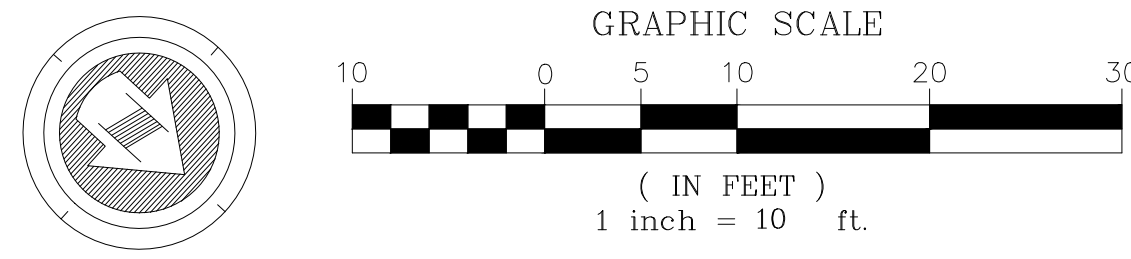
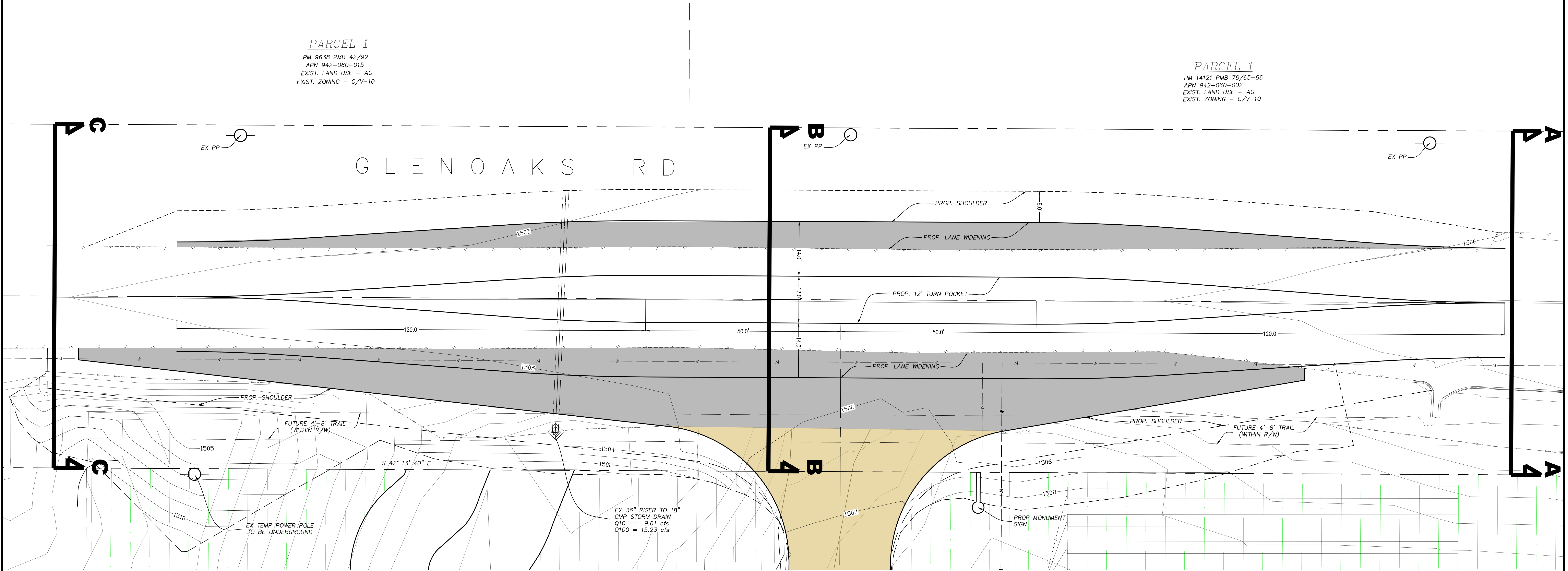
ENGINEER:

M&M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466
KIRK R. MEDeiros, R.C.E. 86558

PPT210141 & CONCEPT GRADE PLAN

PARCEL 1
 PM 9638 PMB 42/92
 APN 942-060-015
 EXIST. LAND USE - AG
 EXIST. ZONING - C/V-10

PARCEL 1
 PM 14121 PMB 76/65-66
 APN 942-060-002
 EXIST. LAND USE - AG
 EXIST. ZONING - C/V-10



PER SW AREA PLAN, GLENOAKS IS DESIGNATED AS HAVING A 4'-8" WIDE WINE COUNTRY ROADSIDE TRAIL

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK.
 ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

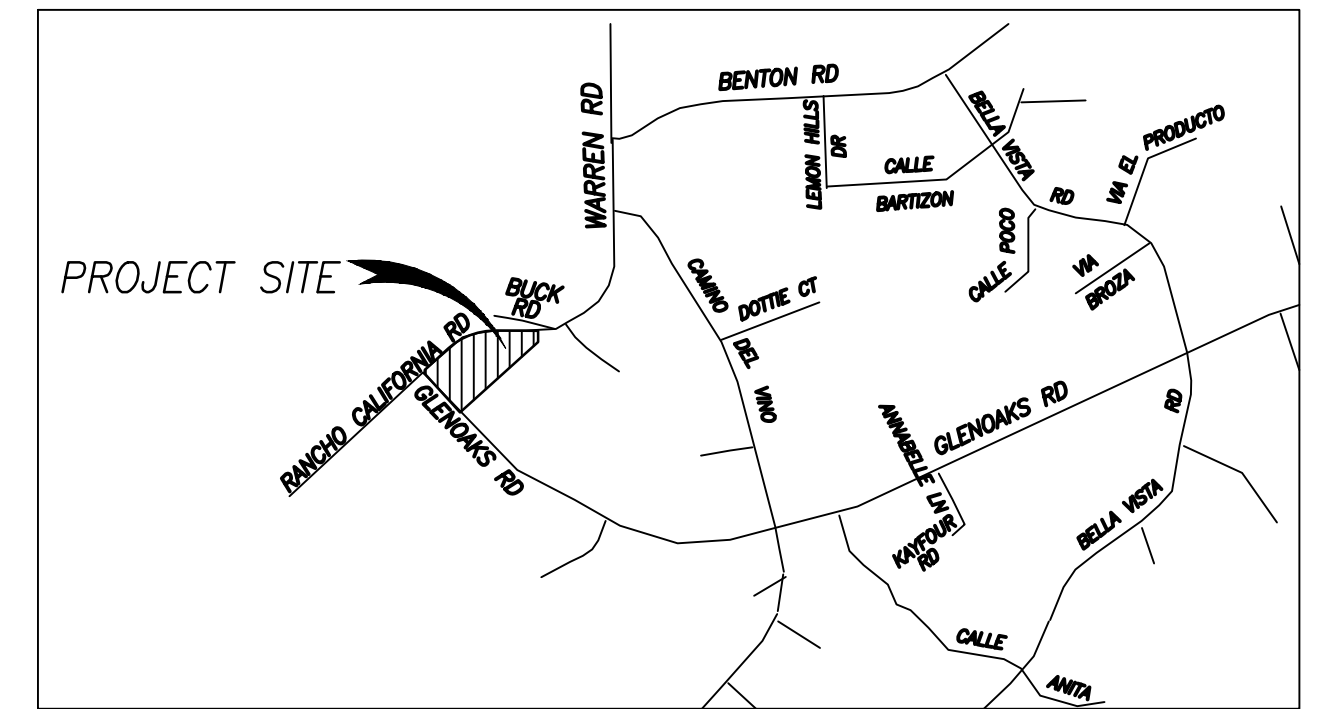
NO.	DATE	REVISION

OWNER/APPLICANT:
 LOST RANCH LLC
 C/O JASMINE & JOSEPH WIENS
 24250 JUANITA DR.
 MENEFEE, CA 92587
 (916) 600-4424
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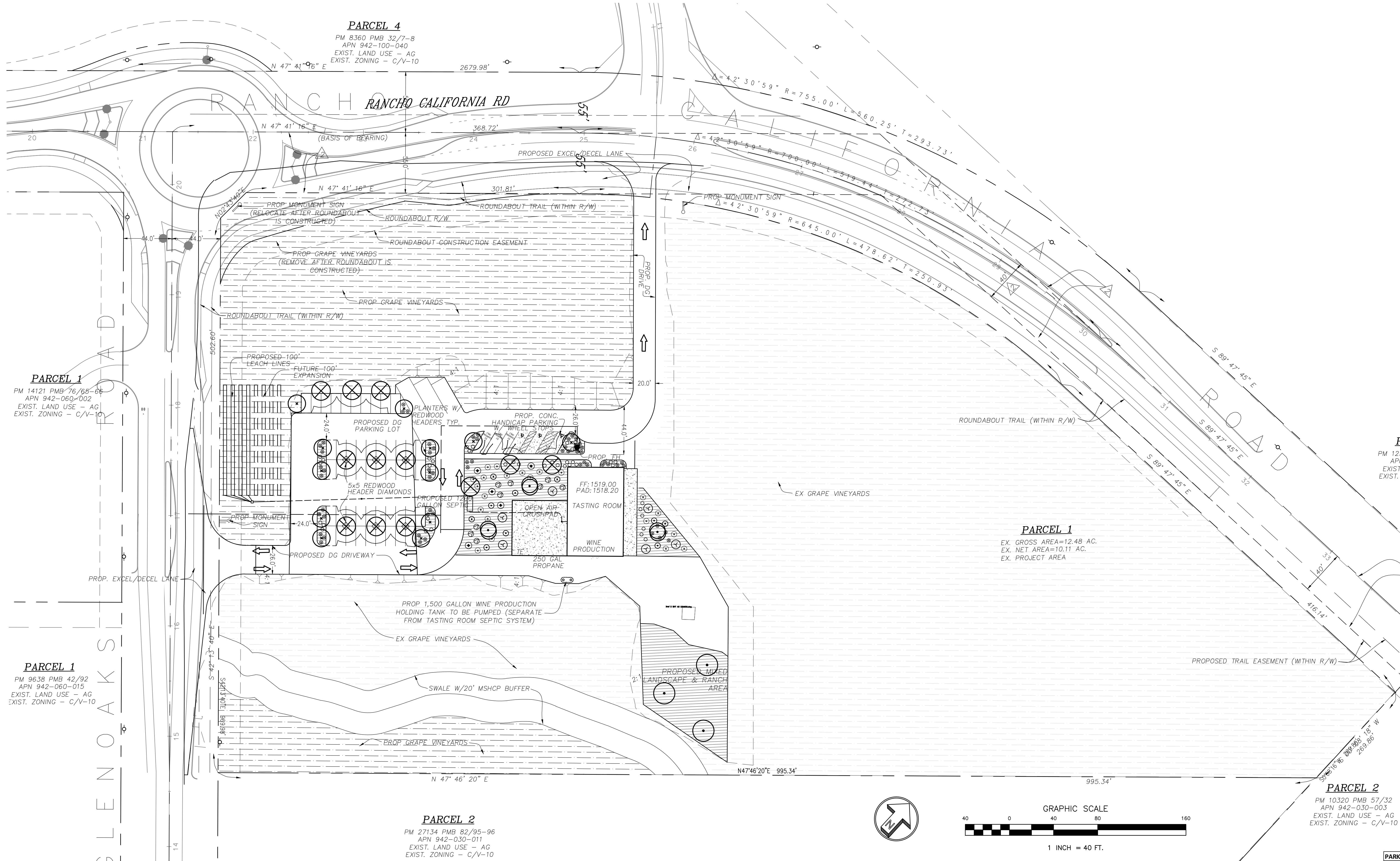
ENGINEER:

4M ENGINEERING AND DEVELOPMENT, INC.
 41635 Enterprise Circle N. - Suite B
 Temecula, California 92590
 TEL: (951) 296-3466
 KIRK R. MEDEIROS, R.C.E. 86558

PLOT PLAN PPT210141



VICINITY MAP
2010 THOMAS GUIDE PG 930, C6 & D6
SEC 24, T7S, R2W
NOT TO SCALE



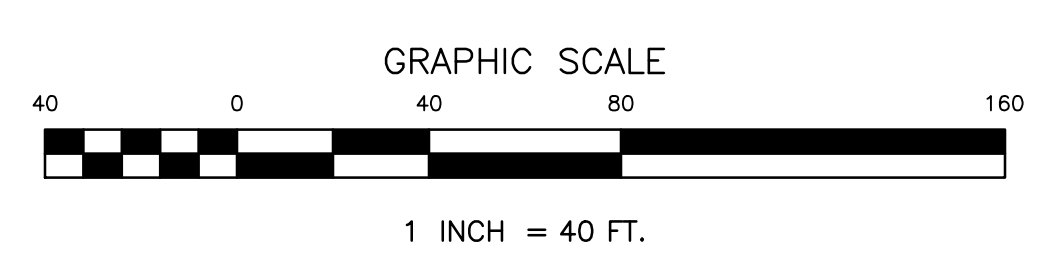
LEGEND

- PP POWER POLE
- FH FIRE HYDRANT
- ADD'L ADDITIONAL
- PM PARCEL MAP
- PAD PAD ELEVATION
- GB GRADE BREAK
- FF FINISHED FLOOR ELEVATION
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- FL FLOW LINE
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- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- PROP PROPOSED
- EX EXISTING
- D/W DRIVEWAY
- PROP.....PROPOSED
- O/C OFF CENTERLINE
- WL WATER LINE
- SS SANITATION SEWER LINE
- SD STORM DRAIN
- PP EX POWER POLE
- TBR TO BE REMOVED/RELOCATED
- BVC BEGIN VERTICAL CURVE

- EX MINOR CONTOURS
- EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL
- 75% MIN. VINEYARD AREA

ONSITE:

AREA BREAKDOWN	SQ.FT.	ACRES	% OF TOTAL
PROPOSED CONCRETE	4,371	0.10	1%
PROPOSED BUILDING	4,000	0.09	1%
PROPOSED DG	47,406	1.09	11%
OTHER LANDSCAPING AND RANCH CORRAL	17,323	0.40	4%
VINEYARD	367,291	8.43	83%
TOTAL IMPERVIOUS AREA	8,371	0.19	2%
TOTAL AREA	440,391	10.11	100%



GENERAL NOTES

- 1. LEGAL DESCRIPTION**
BEING A SUBDIVISION OF A PORTION OF THE RANCHO PAUBA, GRANTED TO JUS WIENS BY PATENT DATED JANUARY 19, 1960 AND RECORDED IN BOOK 1, PAGE 45, OF PATENTS IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, RECORDS OF SAID COUNTY, ALSO SHOWN AS PARCEL F-22 OF RECORD OF SURVEY FILED IN BOOK 50, PAGES 68 THROUGH 75, INCLUSIVE, OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY.
- 2. TOTAL ACREAGE:**
PARCEL 1 10.11 ACRES NET
- 3. NUMBER OF PARCELS:**
1
- 4. MINIMUM LOT SIZE:**
10 ACRES
- 5. EXISTING ZONING:**
C/V-10, CZ NUMBER 5487
- 6. PROPOSED ZONING:**
WC-W
- 7. EXISTING LAND USE:**
AGRICULTURE/WINERY
- 8. PROPOSED LAND USE:**
AGRICULTURAL/WINERY
- 9. EXISTING LAND USE DESIGNATION**
AGRICULTURAL
- 10. PROPOSED LAND USE DESIGNATION**
AGRICULTURAL/WINERY
- 11. METHOD OF SEWAGE DISPOSAL**
ONSITE SEWAGE DISPOSAL SYSTEM
- 12. UTILITIES:**
WATER - RANCHO CALIFORNIA WATER DISTRICT
SEWER - SEPTIC TANK SYSTEM
GAS - ONSITE PROPANE
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON
CABLE - VERIZON

- 13. SCHOOL DISTRICT:**
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
- 14. ASSESSORS PARCEL NO.:**
942-030-007
- 15. SITE ADDRESS**
35586 GLEN OAKS RD, TEMECULA, CA 92592
- 16. 2010 THOMAS BROS. GUIDE:**
THOMAS BROS. MAP PAGE 930, C6 7 D6
- 17. PLOT PLAN PREPARED:**
SEPTEMBER 20, 2021
- 18. OCCUPANCY:**
SEE TABLE
- 19. POLICY AREA:**
TEMECULA VALLEY WINE COUNTRY POLICY AREA
- 20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.**
- 21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.**
- 22. THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY SPIRO LAND SURVEYING, INC. ON 6/17/2021. HORIZONTAL CONTROL WAS ESTABLISHED PER PARCEL MAP 27134, P.M.B. 182/95-96 AND SHOULD NOT BE USED FOR MAPPING PURPOSES. VERTICAL CONTROL WAS ESTABLISHED PER RIVERSIDE COUNTY BENCHMARK T-22-81, ELEVATION 1510.948' NGVD29 DATUM.**
- 23. THIS PROPERTY HAS MODERATE SUSCEPTIBILITY TO LIQUEFACTION, IS SUSCEPTIBLE TO SUBSIDENCE AND NORTHEAST CORNER OF PROPERTY IS WITHIN THE LONG VALLEY SPECIAL STUDIES AREA**

- 24. THIS PROPERTY LIES WITHIN FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PANEL #S 06065027450, 06065027400).**
 - 25. NET PROJECT AREA:**
12.48 ACRES GROSS
10.11 ACRES NET
 - 26. EARTHWORK QUANTITIES:**
CUT: 3,300 C.Y.
FILL: 3,300 C.Y.
NET: 0 C.Y. EXPORT
- PROJECT DESCRIPTION**
TO CONSTRUCT A CLASS II WINERY WITH LIVE INDOOR MUSIC, PREPACKAGED FOODS AND WINE CLUB EVENTS, INCORPORATING REGENERATIVE FARMING AND SUSTAINABLE PRACTICES
- NOTE:**
FOR WOMP SEE ENGINEER'S PLANS
SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT
- MAINTENANCE NOTE:**
THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL INTERIOR LANDSCAPE AND THE WINE COUNTRY ASSOCIATION IS RESPONSIBLE FOR ALL ROW LANDSCAPE AND MAINTENANCE TYP.

EASEMENT NOTES:

- 1 AN EASEMENT FOR SLOPES AND INCIDENTS THERETO, PER INSTRUMENT NO. 121048, RECORDED DECEMBER 20, 1968, RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP, BY ASSIGNMENT RECORDED MARCH 4, 1971 AS INSTRUMENT NO. 21825, RECORDS OF RIVERSIDE COUNTY. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE.)
- 2 AN EASEMENT FOR ROADWAY ACCESS TOGETHER WITH SLOPE EASEMENTS ADJOINING SAID ROADWAY AT A RATIO OF 1.5:1 PER INSTRUMENT NO. 121049, RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF RANCHO CALIFORNIA, A PARTNERSHIP. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE.)

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF THE APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

Vincent DiDonato 8/29/22
APPLICANT'S SIGNATURE DATE

NO.	DATE	REVISION

OWNER/APPLICANT:
LOST RANCH LLC
C/O JASMINE & JOSEPH WIENS
24250 JUANITA DR.
MENIFEE, CA 92587
(916) 600-4424
JOEWIENS@YAHOO.COM

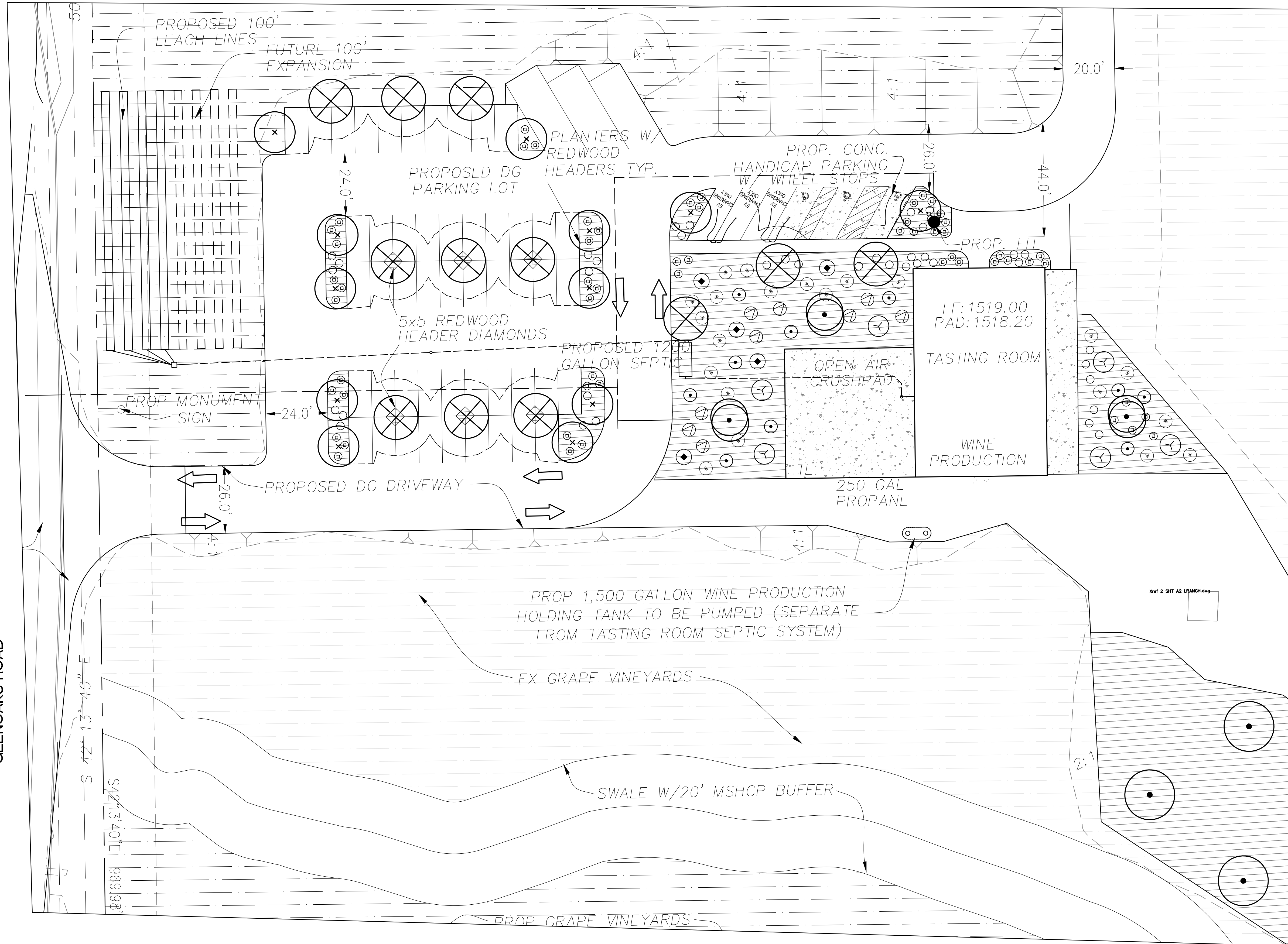
LANDSCAPE ARCHITECT

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 970-6156
Contact: Vincent Di Donato
Email: vince@alhambragroup.net



TITLE SHEET

PLOT PLAN PPT210141



Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type **Commercial**
Lost Ranch Winery
0.45 Eto allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as "false" or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)
INPUT the total square footage of landscape = 1,175 S.F.
INPUT the Hist. Eto for the area = 57.33
MAWA = 2,513 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	Plant Factor	Plant Type	Water Use
Hydrozone # 1	0.2	Shrubs / Groundcover	Low
INPUT square footage of hydrozone = 595			
Hydrozone Irrigation Efficiency = 0.90			
EAWU = 628 cu ft / yr			
Hydrozone # 2	0.2	Trees / Mulch	Low
INPUT square footage of hydrozone = 495			
Hydrozone Irrigation Efficiency = 0.90			
EAWU = 523 cu ft / yr			
Hydrozone # 3	0.1	Shrubs / Groundcover	Very Low
INPUT square footage of hydrozone = 85			
Hydrozone Irrigation Efficiency = 0.90			
EAWU = 45 cu ft / yr			
Hydrozone # 4	0	n/a	n/a
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
Hydrozone # 5	0	n/a	n/a
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
Hydrozone # 6	0	n/a	n/a
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
SubTotal EAWU = 1,196 cu ft / yr			
Input Irrigation System Operation Factor = 0.85			
Total EAWU = 1,407			
MAWA - EAWU = 1,106			
(this number must be positive)			

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 44%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

AREA IS BASED ON 5 S.F. PER EMITTER WHICH IS WETTABLE AREA OF THE LANDSCAPE

- LANDSCAPE NOTES:**
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.
- A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - ANTI-DRAIN CHECK VALVES
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WILL BE USED FOR THIS PROJECT.
 - POINT TO POINT DRIP IRRIGATION WILL BE USED FOR THE PROJECT.
 - PROVIDE A 3" LAYER OF DECOMPOSED GRANITE FOR ALL PLANTING AREAS
 - TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS.
 - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
 - TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
 - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS (STANDARD TRUNK FOR ALL TREES)	WUCOLS IV
TREES:						
+	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	13	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	13	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	4	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	3	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
SHRUBS:						
⊙	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	22	FULL & BUSHY @ 5' O.C.	L
⊙	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	57	FULL & BUSHY @ 3' O.C.	L
⊙	AGAVE AMERICANA	AGAVE	5 GAL	11	FULL & BUSHY @ 5' O.C.	L
⊙	OPUNTIA STRICTA	PRICKLY PEAR CACTUS	5 GAL	10	FULL & BUSHY @ 5' O.C.	VL
⊙	FOUQUIERIA SPLENDENS	OCOTILLO	5 GAL	7	FULL & BUSHY @ 8' O.C.	VL
⊙	DASYLIRION LONGISSIMUM	DESERT GRASS TREE	5 GAL	6	FULL & BUSHY @ 6' O.C.	L
⊙	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	43	FULL & BUSHY @ 3' O.C.	L
MULCH						
■	TAN DECOMPOSED GRANITE	DECOMPOSED GRANITE	NA	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

SHADE REQUIREMENT

PROVIDED 54 SPACES @ 162 S.F. EA. = 8,748 S.F.
8,748 S.F. @ 50% COVERAGE REQUIRED= 4,374 S.F.
ACTUAL AREA SHADED= 6,418 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 54 SPACES @ 162 S.F. EA. = 8,748 S.F.
8,748 S.F. @ 10% COVERAGE REQUIRED= 875 S.F.
ACTUAL AREA = 1,428 S.F.

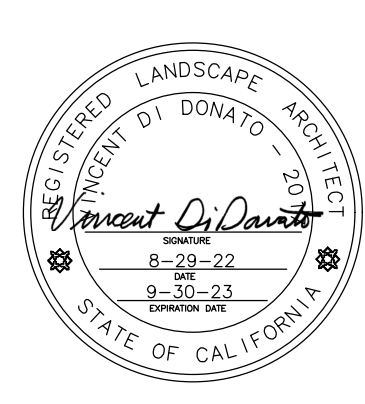
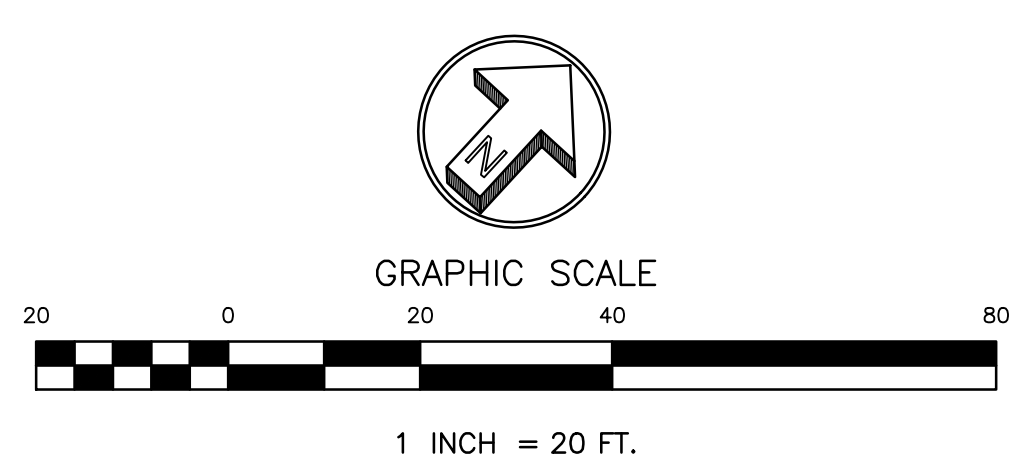
NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
- A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- THERE ARE NO EXISTING TREES ON THE SITE
- ALL SLOPES OVER 3' IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
- A 3" LAYER OF DECOMPOSED GRANITE SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
- ALL ONSITE LANDSCAPE SHALL BE MAINTAINED BY OWNER IN ONE PHASE.
- ALL OFF-SITE LANDSCAPE SHALL BE INSTALLED AND MAINTAINED BY THE W.C.A.
- THERE ARE NO FENCES PROPOSED FOR THIS PROJECT

PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED WINERY AND VINEYARD. THE VEHICULAR ACCESS IS FROM RANCHO CALIFORNIA ROAD AND GLEN OAKS ROAD, ALL PROPOSED PLANTING WILL COMPLY WITH THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. THE SLOPES WILL BE PLANTED PER BUILDING AND SAFETY EROSION CONTROL STANDARDS WITH THE REQUIRED PLANT MATERIAL OR GRAPE VINES. THE BUILDINGS ARE SURROUNDED BY IRRIGATED PLANTING AND VINEYARDS TO SATISFY THE FUEL MODIFICATION REQUIREMENTS. THE ARCHITECTURAL AND LANDSCAPE THEME IS SOUTHWEST PUEBLO STYLE INCLUDING DROUGHT TOLERANT TREES, SHRUBS AND SUCCULENTS AND A 3" LAYER OF TAN DECOMPOSED GRANITE WILL BE USED AS MULCH FOR ALL PLANTING AREAS TO ACCENTUATE THE SOUTHWEST THEME.

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK.
ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.



COMPREHENSIVE LANDSCAPE PLAN

NO.	DATE	REVISION

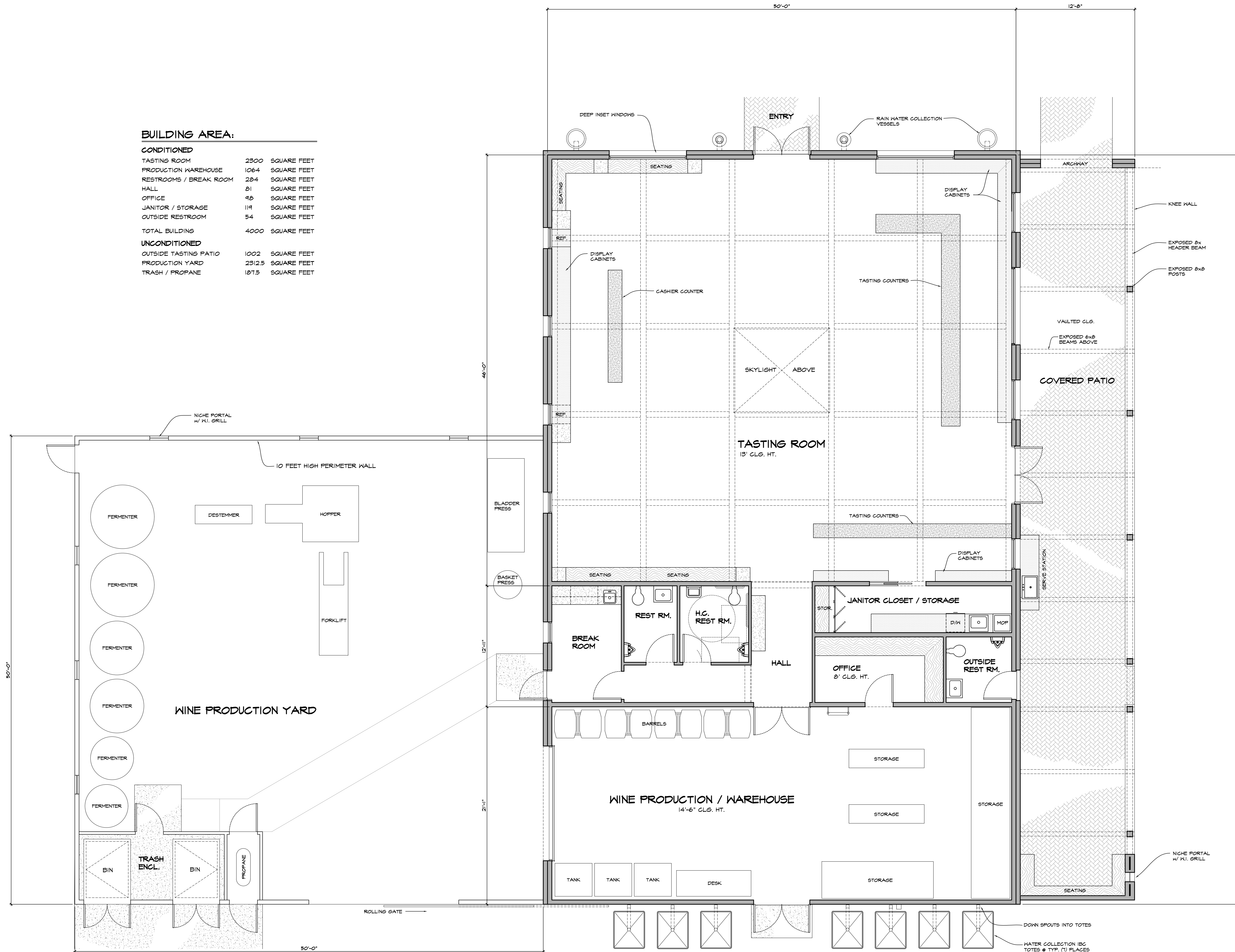
OWNER/APPLICANT:
LOST RANCH LLC
C/O JASMINE & JOSEPH WIENS
24250 JUANITA DR.
MENIFEE, CA 92587
(916) 600-4424
JOEWIENS@YAHOO.COM

LANDSCAPE ARCHITECT

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 970-6156
Contact: Vincent Di Donato
Email: vince@alhambragroup.net

BUILDING AREA:

CONDITIONED		
TASTING ROOM	2500	SQUARE FEET
PRODUCTION WAREHOUSE	1064	SQUARE FEET
RESTROOMS / BREAK ROOM	284	SQUARE FEET
HALL	81	SQUARE FEET
OFFICE	98	SQUARE FEET
JANITOR / STORAGE	111	SQUARE FEET
OUTSIDE RESTROOM	54	SQUARE FEET
TOTAL BUILDING	4000	SQUARE FEET
UNCONDITIONED		
OUTSIDE TASTING PATIO	1002	SQUARE FEET
PRODUCTION YARD	2312.5	SQUARE FEET
TRASH / PROPANE	187.5	SQUARE FEET



FLOOR PLAN

1/4" = 1'-0"



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 MICHAEL W. MCMANUS
 BUILDING DESIGNER
 41825 ENTERPRISE CIRCLE NORTH
 SUITE C, TEMECULA, CA 92592
 PHONE (760) 359-3023

LOST RANCH WINERY
 RANCHO CALIFORNIA ROAD
 TEMECULA, CALIFORNIA

DRAWN	
CHECKED	
DATE	08/21/20
SCALE	AS NOTED
JOB NO.	
SHEET	
	A1
OF X SHEETS	



FRONT / NORTH

1/4" = 1'-0"



REAR / SOUTH

1/4" = 1'-0"



SIDE / EAST

1/4" = 1'-0"



SIDE / WEST

1/4" = 1'-0"

COLOR RENDERED
ELEVATIONS

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CUSTOM RESIDENCES
ALTERATIONS
TENANT IMPROVEMENTS

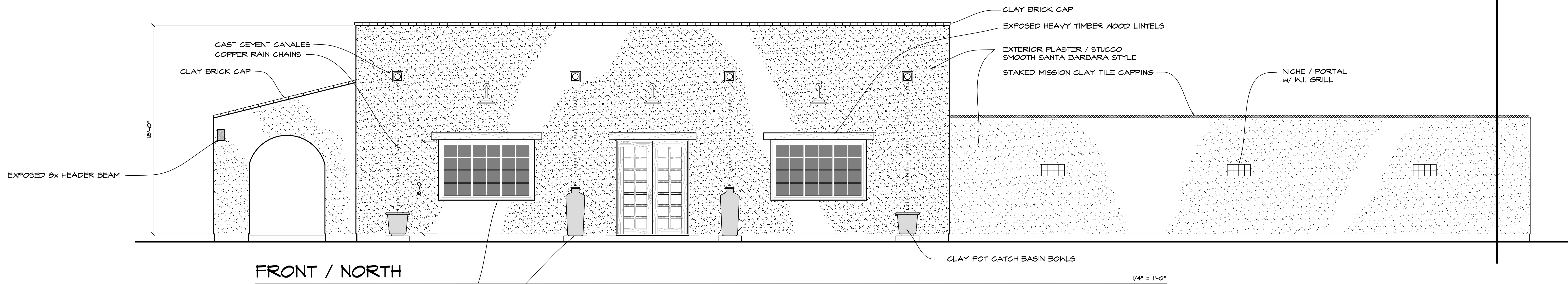
MICHAEL M. MCMANUS
BUILDING DESIGNER

4635 ENTERPRISE CIRCLE NORTH
SUITE C, TEMECULA, CALIF. 92590
PHONE (760) 958-5085

LOST RANCH WINERY
RANCHO CALIFORNIA ROAD
TEMECULA, CALIFORNIA

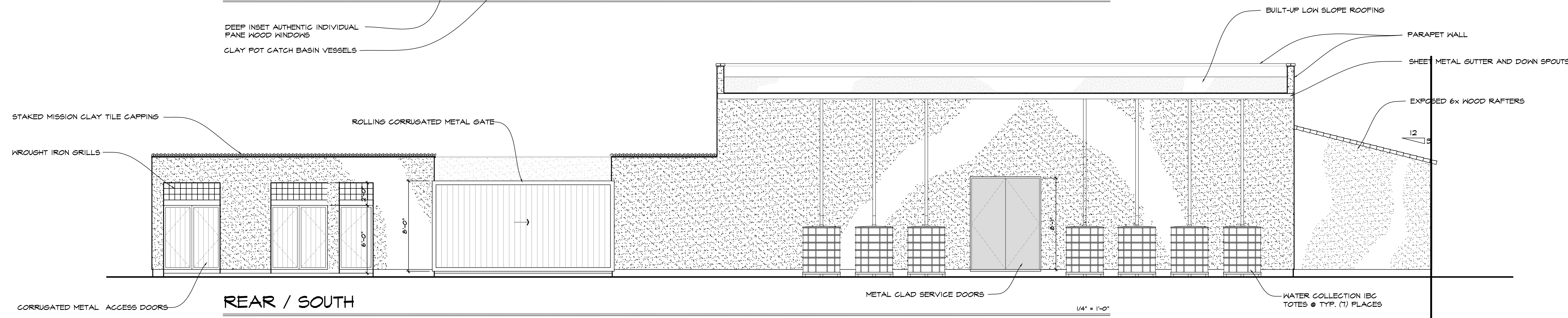
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CHECKED
DATE 08/27/20
SCALE AS NOTED
JOB NO.
SHEET
A2
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FRONT / NORTH

1/4" = 1'-0"



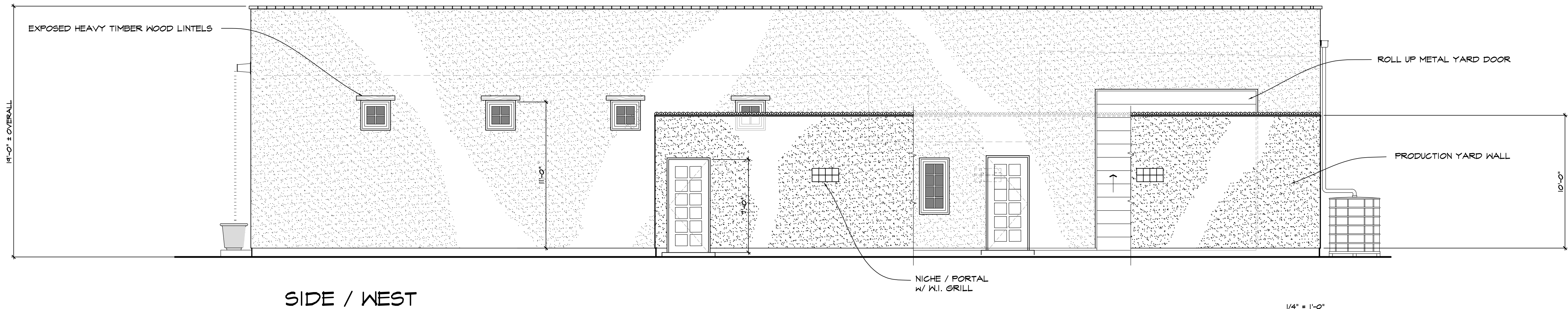
REAR / SOUTH

1/4" = 1'-0"



SIDE / EAST

1/4" = 1'-0"



SIDE / WEST

1/4" = 1'-0"

EXTERIOR ELEVATIONS

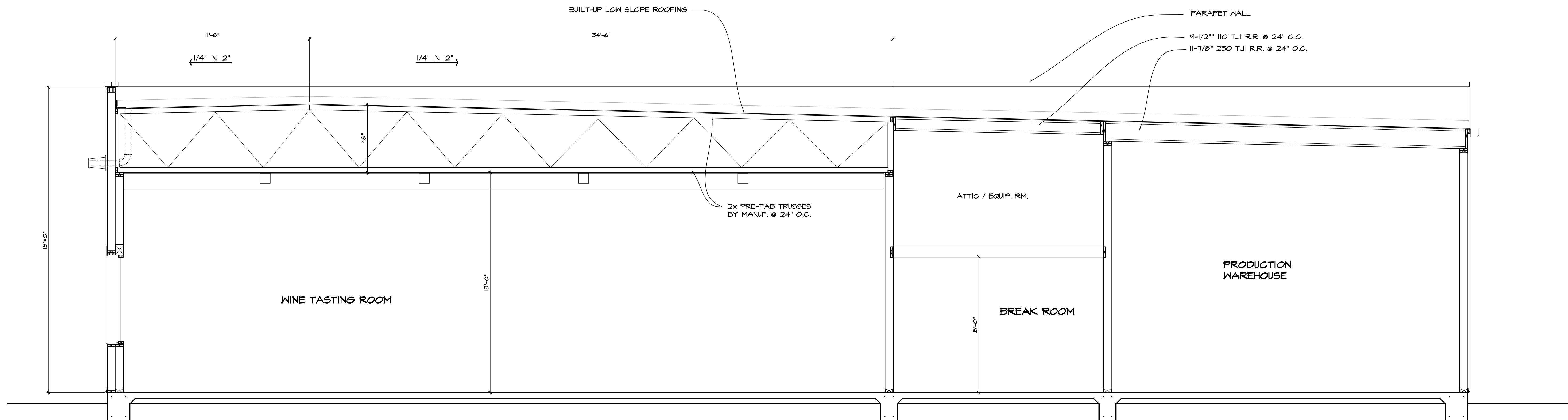
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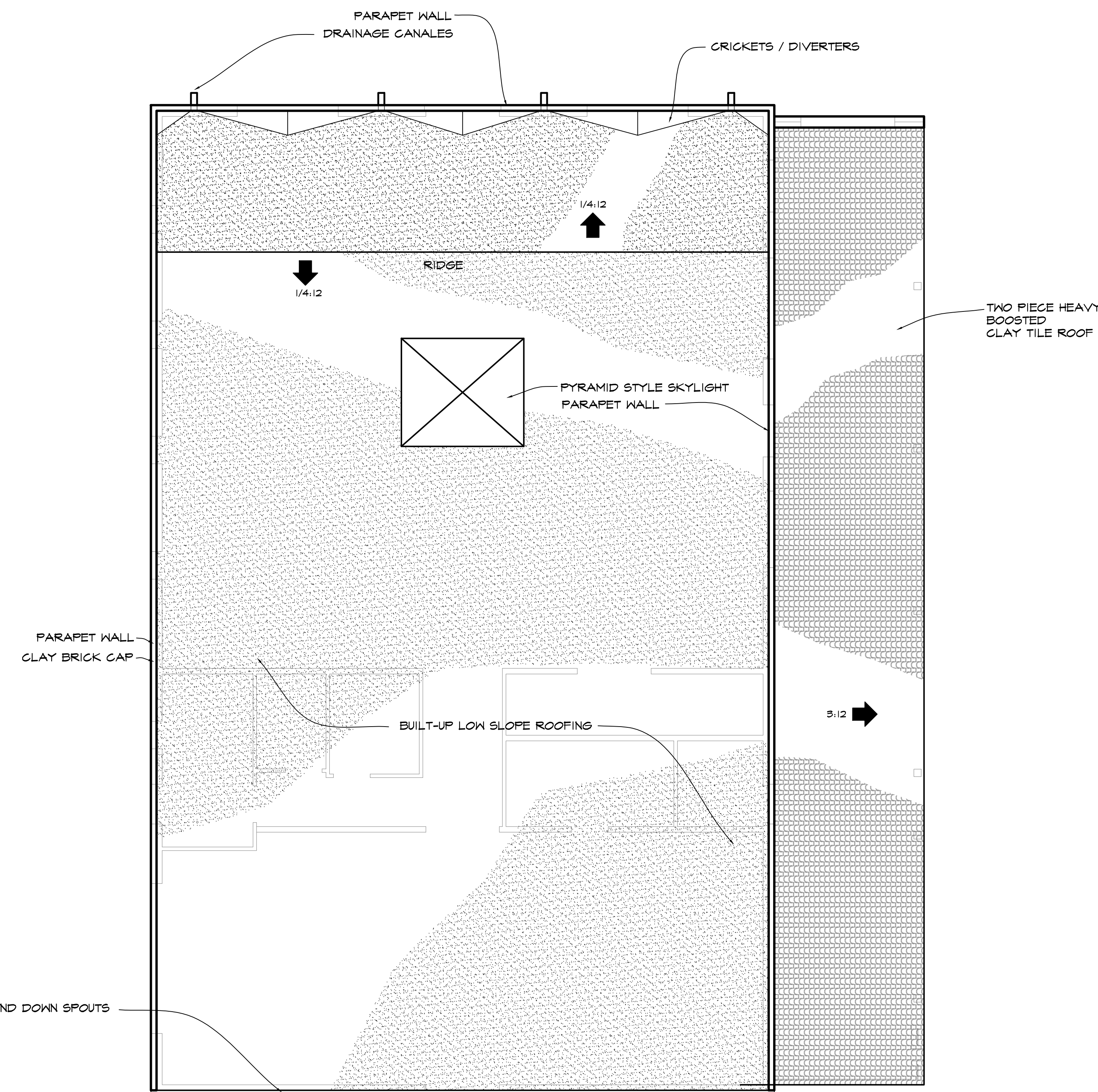
LOST RANCH WINERY
 RANCHO CALIFORNIA ROAD
 TEMECULA, CALIFORNIA

DRAWN	
CHECKED	
DATE	08/21/20
SCALE	AS NOTED
JOB NO.	
SHEET	A3
OF X SHEETS	



FRAMING SECTION

3/8" = 1'-0"



ROOF PLAN

3/16" = 1'-0"

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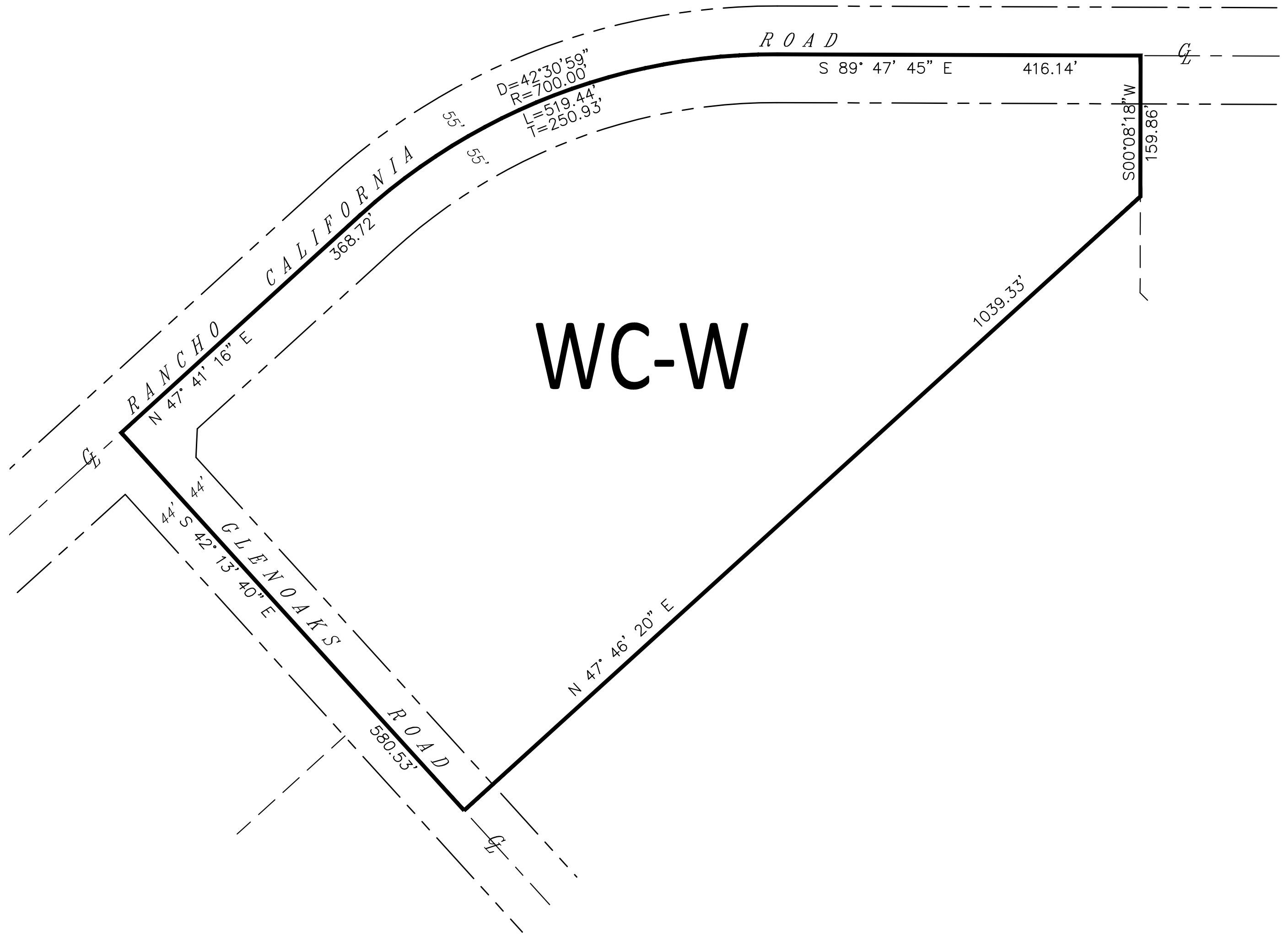
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 PHONE (760) 958-5085

LOST RANCH WINERY
 RANCHO CALIFORNIA ROAD
 TEMECULA, CALIFORNIA

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 DATE: 08/27/20
 SCALE: AS NOTED
 JOB NO.: _____
 SHEET: **A4**
 OF X SHEETS

RANCHO CALIFORNIA AREA
SEC. 24, T.7S., R.2W. S.B.M.



WC-W

WINE COUNTRY – WINERY

MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2200007

ADOPTED BY ORDINANCE NO. 348.____

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

