

SITE AREA ANALYSIS:		
	<u>APN</u>	<u>GROSS (AC/SP)</u>
NEW PARCEL 1:	NEW APN PENDING PARCEL VENDOR/LLA CPM2300000	
	943-090-019	1.76 / 76,665.6
	943-090-020	2.45 / 106,722
	943-090-021	2.45 / 106,722
	943-090-022	4.74 / 206,474.4
		<u>(EXCLUDING R.O.W.)</u>
		11.40 / 496,584

USE NAME	USE AREA	PARKING RATIO	SQUARES REQ'D
<u>OLIVE OIL/WINERY BUILDINGS</u>			
(E) TASTING ROOM SERVING AREA	400 S.F.	1/45 SF NET	9
(N) OFFICE	200 S.F.	1 SPACE/2 EMP	1
(E) PATIO SERVING AREA	400 S.F.	1/45 SF NET	9
(N) PATIO SERVING AREA	400 S.F.	1/45 SF NET	9
(E) FRUIT STAND RETAIL & DELI	356 S.F.	1/200 SF	2
(N) PATIO SERVING AREA	400 S.F.	1/45 SF NET	9
<u>AG. STORAGE & PRODUCTION BLDG.</u>			
STORAGE & PRODUCTION (PRIVATE, NO PUBLIC)	2,400 S.F.	1/500	5
			<u>44</u>
SPACES PROVIDED: 83 SPACES (4 OF WHICH MUST BE ACCESSIBLE) (17 OF WHICH MUST BE E.V. CAPABLE)			
<u>(E) RESIDENCE</u>			
RESIDENCE	6,131 S.F.	2 ENCLOSED	2

A hand-drawn map showing the location of a 'SITE' at the intersection of Rancho California Rd. and Butterfield Stage Rd. The map also shows Margarita Rd. and Temcula Parkway. A shield with the number 15 is visible on the left side of the map.

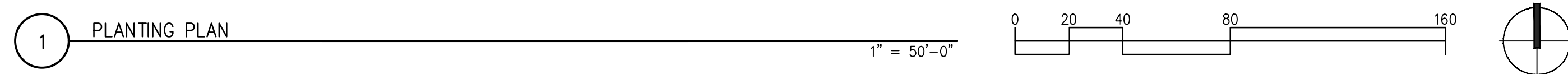
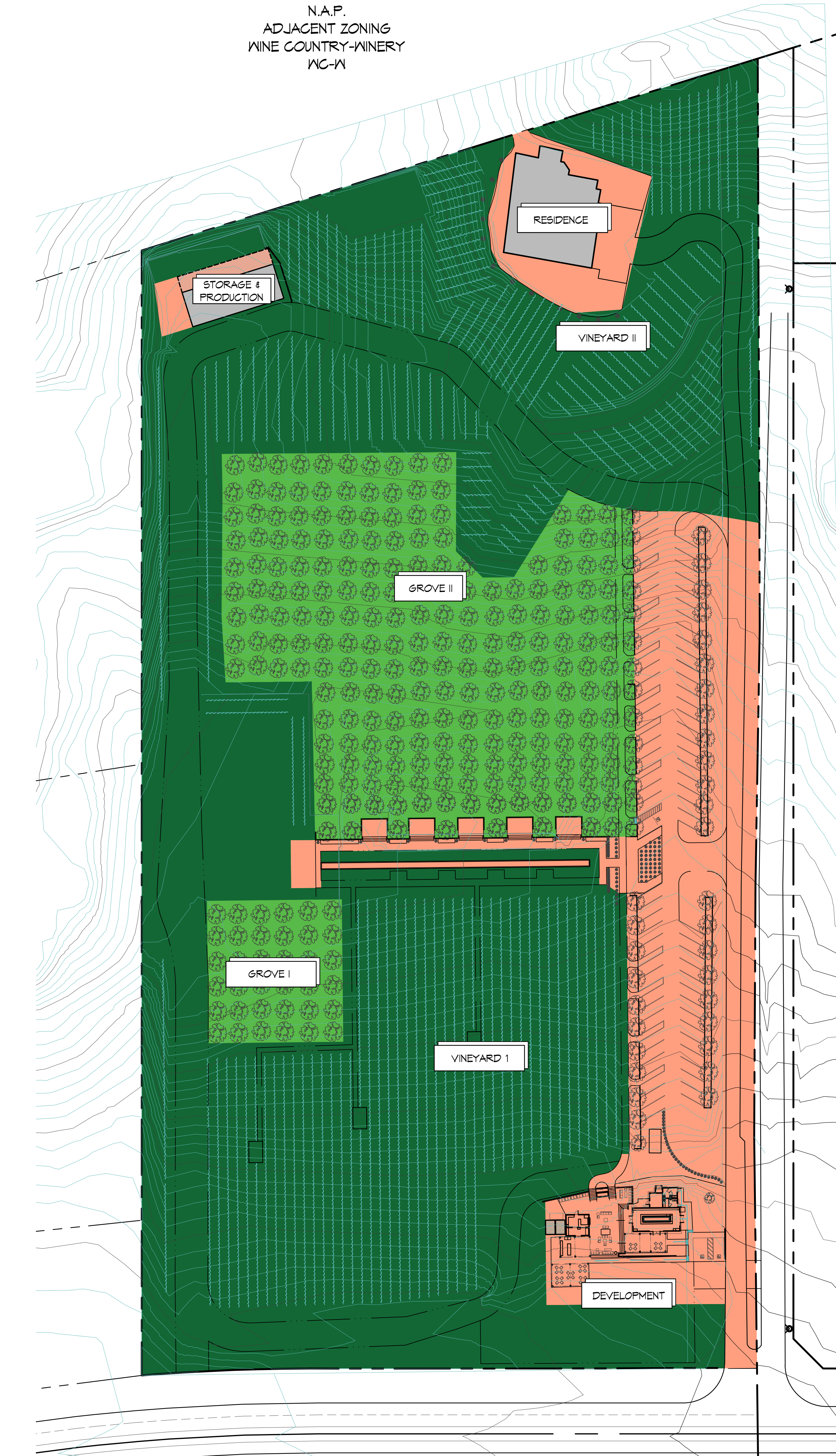
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N.A.P.
ADJACENT ZONING
CITRUS/VINEYARD
C/V

N.A.P.
ADJACENT ZONING
WINE COUNTRY-WINERY
WC-W

N.A.P.
ADJACENT ZONING
CITRUS/VINEYARD
C/V

N.A.P.
ADJACENT ZONING
WINE COUNTRY-WINERY EXISTING
WC-WE



LOT COVERAGE ANALYSIS:		(COVERAGE % OF NET** LOT AREA)	
PROJECT ELEMENTS	AREA (S.F.)	SUB-TOTAL	% COVERAGE
DEVELOPMENT AREA	106,046.97 S.F.		20.0%
VINEYARD I & II – VINES	319,614.26 S.F.		60.4%
GROVE I & II – OLIVE TREES	103,702.28 S.F.		19.6%
TOTAL	446,584 S.F.		100% NET

NOTE:
A TOTAL OF SEVENTY-FIVE PERCENT (75%) OF THE NET PROJECT AREA SHALL BE PLANTED IN VINEYARDS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION, WHICHEVER OCCURS FIRST.
TO ACHIEVE THE SEVENTY-FIVE (75%) REQUIREMENT, FIFTEEN PERCENT (15%) OF THE NET PROJECT AREA MAY INCLUDE THE PLANTING OF OLIVE TREES AND THE REMAINING SIXTY PERCENT (60%) OF THE NET PROJECT AREA SHALL BE PLANTED IN VINEYARDS.
VINEYARDS USED TO MEET THE ABOVE PLANTING REQUIREMENT SHALL HAVE A MINIMUM AVERAGE DENSITY OF 450 VINES PER ACRE. OLIVE TREES USED TO MEET THE ABOVE PLANTING REQUIREMENT SHALL HAVE A MINIMUM AVERAGE DENSITY OF 100 OLIVE TREES PER ACRE.
A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE GRAPES UTILIZED IN WINE PRODUCTION AND RETAIL WINE SALES SHALL BE GROWN IN RIVERSIDE COUNTY, EXCEPT DURING THE FOLLOWING:
WHEN THE BOARD OF SUPERVISORS DECLARES AN AGRICULTURAL EMERGENCY FOR THE TEMECULA VALLEY WINE COUNTRY AREA, THE DECLARATION SHALL BE FOR A SPECIFIC PERIOD OF TIME AND ANY WINERY WITHIN THE TEMECULA VALLEY WINE COUNTRY AREA POLICY AREA MAY TAKE ADVANTAGE OF THE EXEMPTION, THE FIRST TWO YEARS FROM THE PLOT PLANS OR CONDITIONAL USE PERMITS EFFECTIVE DATE;
THE FIRST TWO YEARS FROM THE PLOT PLANS OR CONDITIONAL USE PERMITS EFFECTIVE DATE.
FOR WINERY ENTITLEMENTS AND REVISED ENTITLEMENTS APPROVED AFTER THE EFFECTIVE DATE OF ORDINANCE NO. 344,481B, AT LEAST FIFTY PERCENT (50%) OF THE WINE SOLD BY A WINERY SHALL BE PRODUCED ON THE WINERY SITE. A GLASS V WINERY SHALL BE AT LEAST THREE THOUSAND (3,000) SQUARE FEET AND SHALL PRODUCE AT LEAST SEVEN THOUSAND (7,000) GALLONS OF WINE ANNUALLY AS DETERMINED BY THE COUNTY AGRICULTURAL COMMISSIONER.

Old Town Temecula
ratex
20445 Old Town Front Street, Suite 201
Temecula, CA 92590
(951) 693-0301

DESIGNED
DRAWN
CHECKED
DATE

cc
cc
cc
08/05/25

ALEX'S by POGGIO LEANO WINERY

4809 Avenida Bona
Temecula, CA 92591

Rev. No.

By

Date

Job Number

Drawing Number

A 2

N.A.P.
ADJACENT ZONING
CITRUS/VINEYARD
C/V

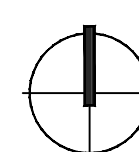
N.A.P.
ADJACENT ZONING
WINE COUNTRY-WINERY
WC-W

N.A.P.
ADJACENT ZONING
CITRUS/VINEYARD
C/V

N.A.P.
ADJACENT ZONING
WINE COUNTRY-WINERY EXISTING
WC-WE

RANCHO CALIFORNIA RD. 4

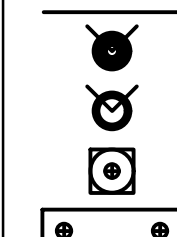
1 FIRE ACCESS

$$1'' = 50'-0''$$


NOTES:

1. ALL DESIGNATED ACCESS LANES ARE BE CLEAR OF OBSTRUCTIONS AND VEGETATION.

SYMBOL LEGEND:



NEW FIRE HYDRANT

ON SITE FIRE HYDRANT

FIRE HOSE CABINET W/ WATER CONNECTION

PDC/PIV

 COMMERCIAL ACCESS UNPAVED FIRE ACCESS ROAD IV 24' CLEARANCE (ONE WAY ONLY) ACCESS ROADS OF COMPACTED SOIL AND GRAVEL, OR PAVEMENT, IV ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000LBS OVER 3 AXLES

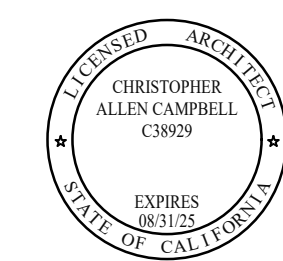
COMMERCIAL ACCESS PAVED FIRE ACCESS ROAD W/ 24' COMMERCIAL CLEARANCE
ACCESS ROADS OF COMPACTED SOIL AND GRAVEL, OR PAVEMENT, W/ ALL WEATHER SURFACE 15,000LBS OVER 3 AXLES

ALEX'S by POGGIO LEANO WINERY

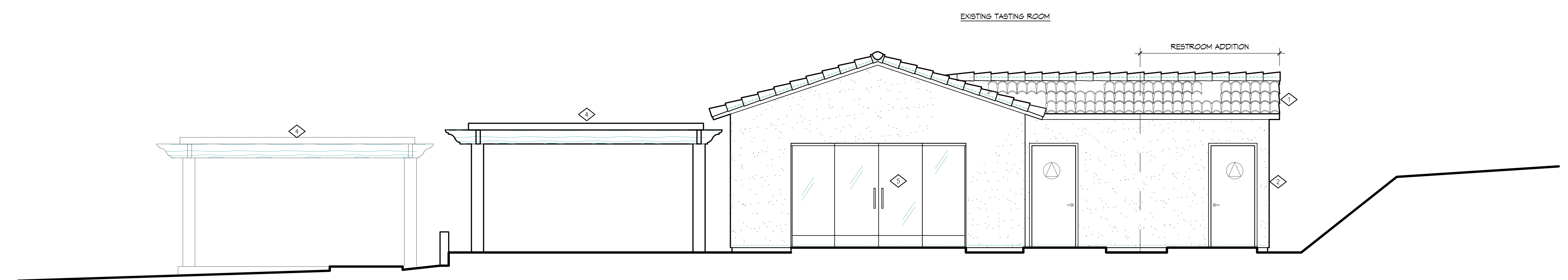
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Temecula, CA 92591[illegible]

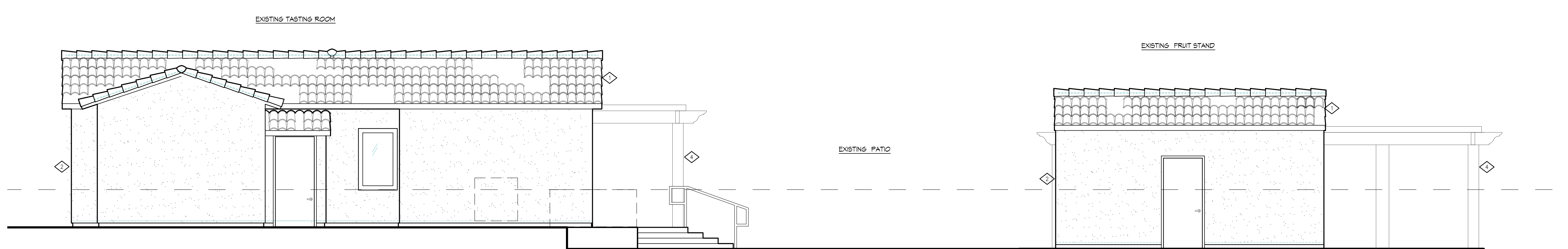
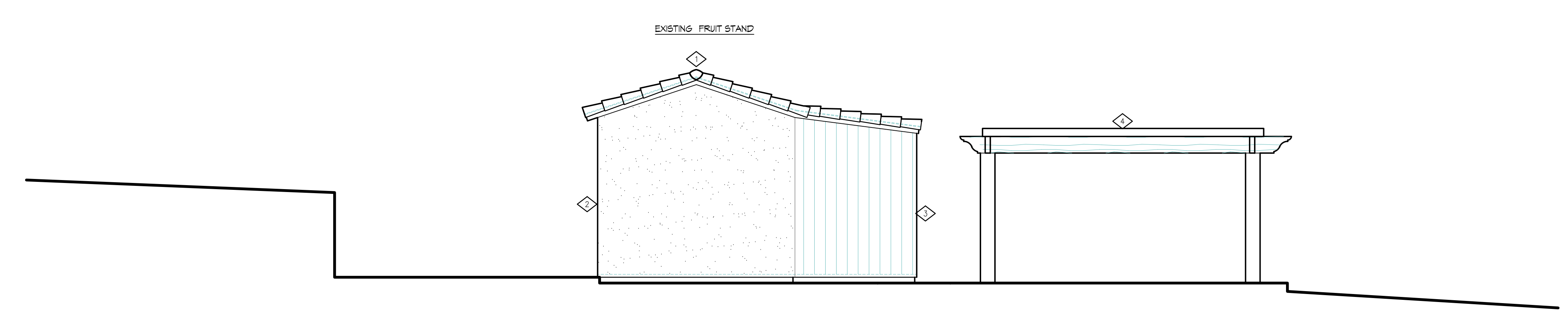
A3

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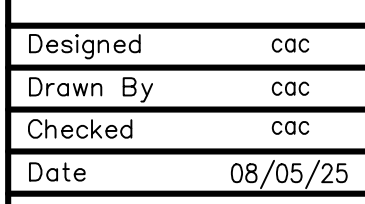


Designed	cac
Drawn By	cac
Checked	cac
Date	08/05/20

$$1/4'' = 1' = 0''$$


$$1/4'' = 1' = 0''$$

$$\overline{1/4'' = 1' = 0''}$$

$$\overline{1/4'' = 1' = 0''}$$

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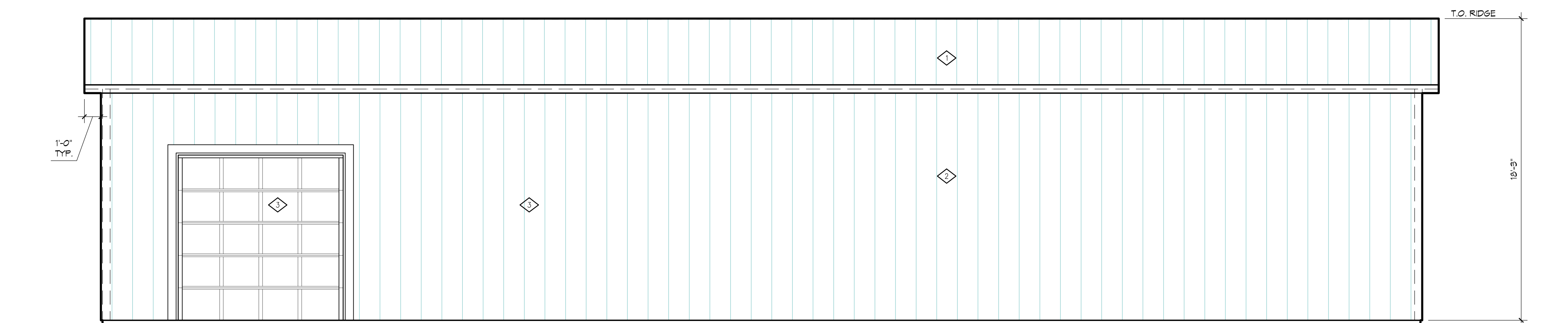
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Temecula, CA 92591

Job Number		2310
Date	By	Reviewed
		Sym.

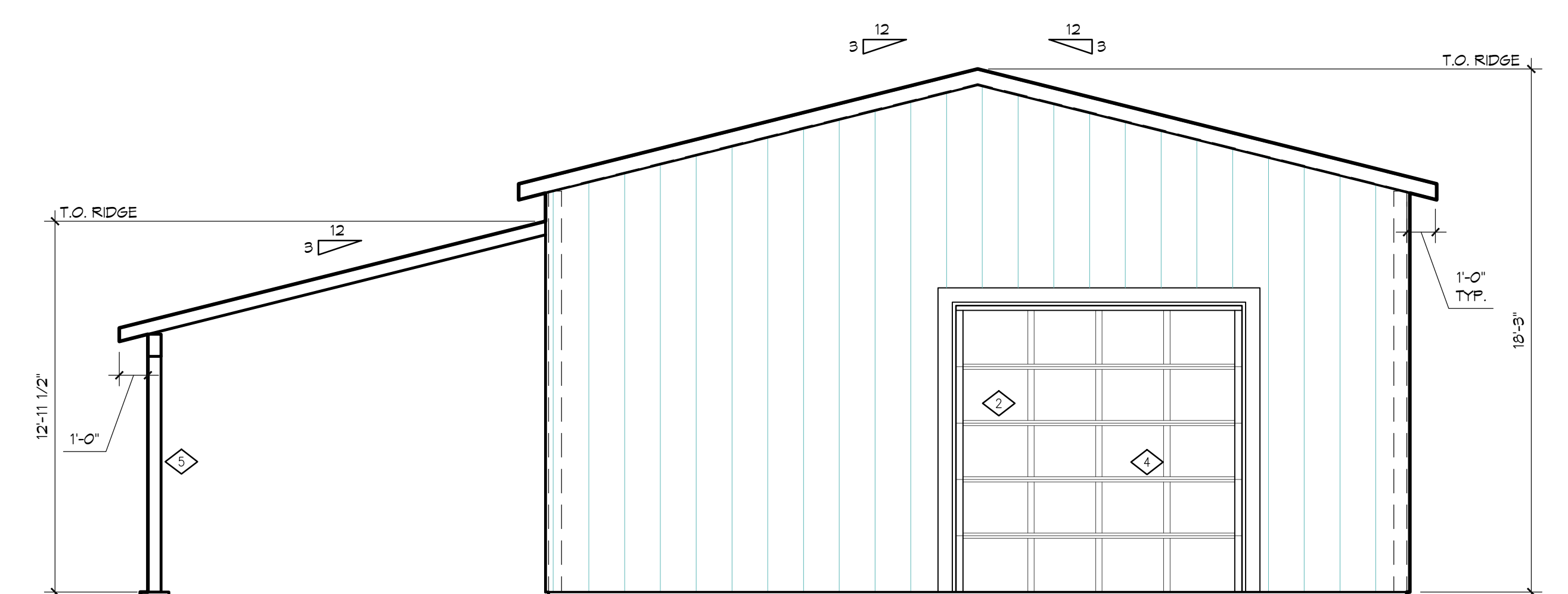
Drawing Number

B 1

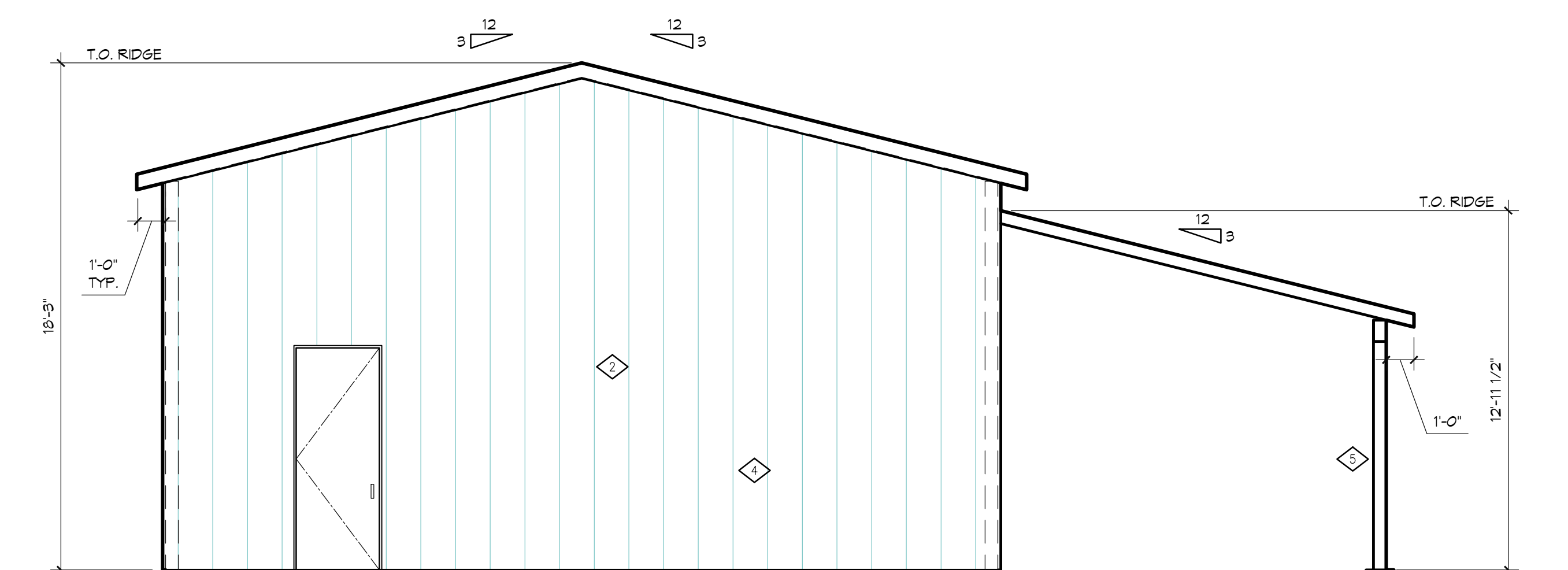
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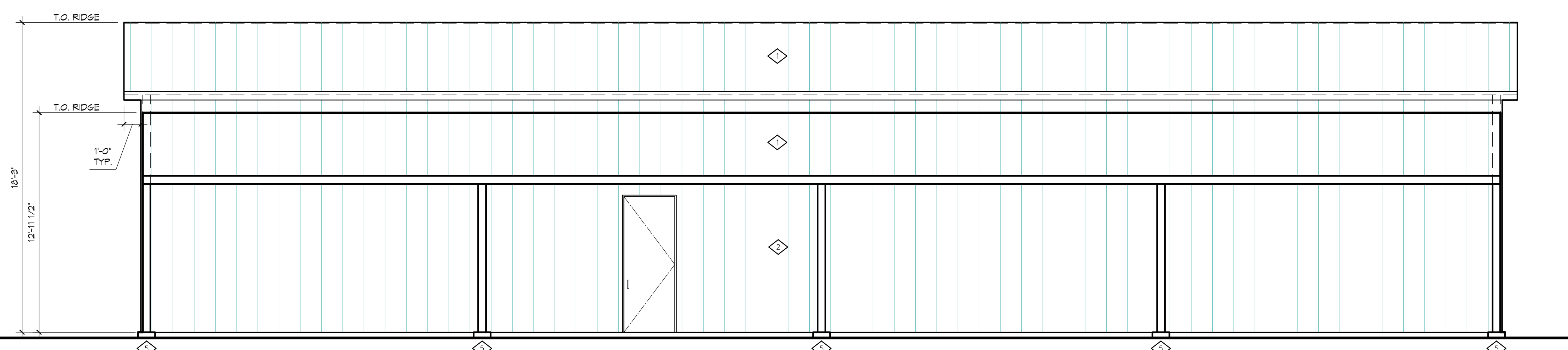
1 STORAGE FACILITY SOUTH ELEVATION

$$1/4'' = 1' = 0''$$


3 STORAGE FACILITY WEST ELEVATION

$$1/4'' = 1' = 0''$$


2 STORAGE FACILITY EAST ELEVATION

$$1/4'' = 1' = 0''$$


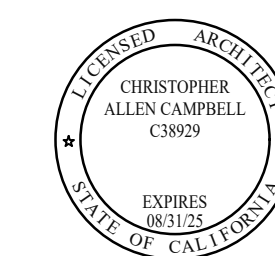
4 STORAGE FACILITY NORTH ELEVATION

$$1/4'' = 1' = 0''$$

KEY NOTES:

- | | |
|---|-------------------------------------|
| 1 | STANDING SEAM METAL ROOF |
| 2 | STANDING SEAM METAL EXTERIOR FINISH |
| 3 | 10' ROLL UP DOOR |
| 4 | 30"O METAL PAINTED DOOR |
| 5 | COLUMN |

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rqtex
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Designed	cac
Drawn By	cac
Checked	cac
Date	08/05/23

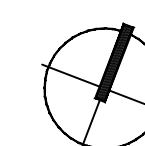
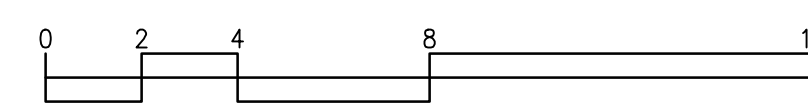
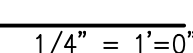
ALEX'S by POGGIO LEANO WINERY

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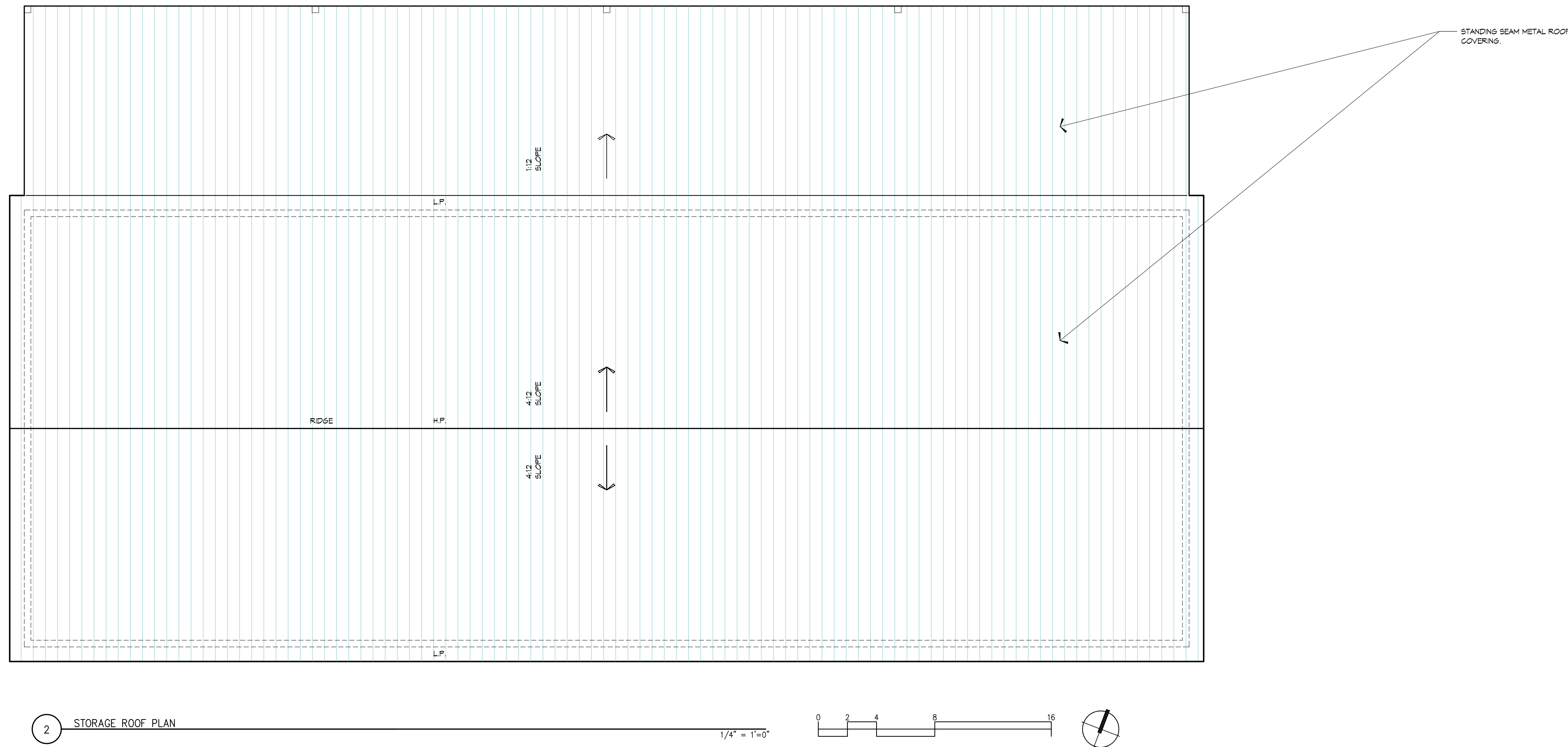
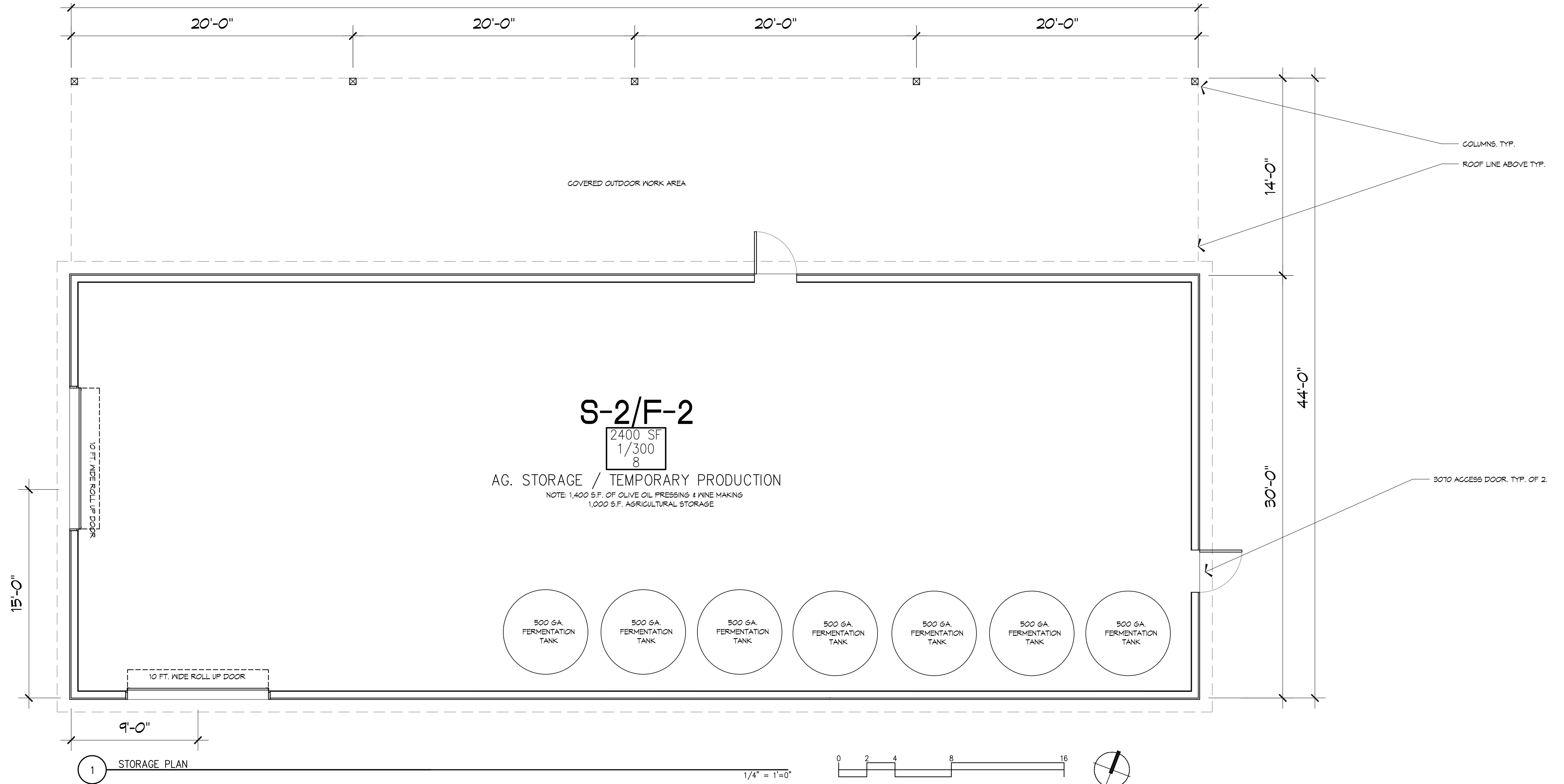
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