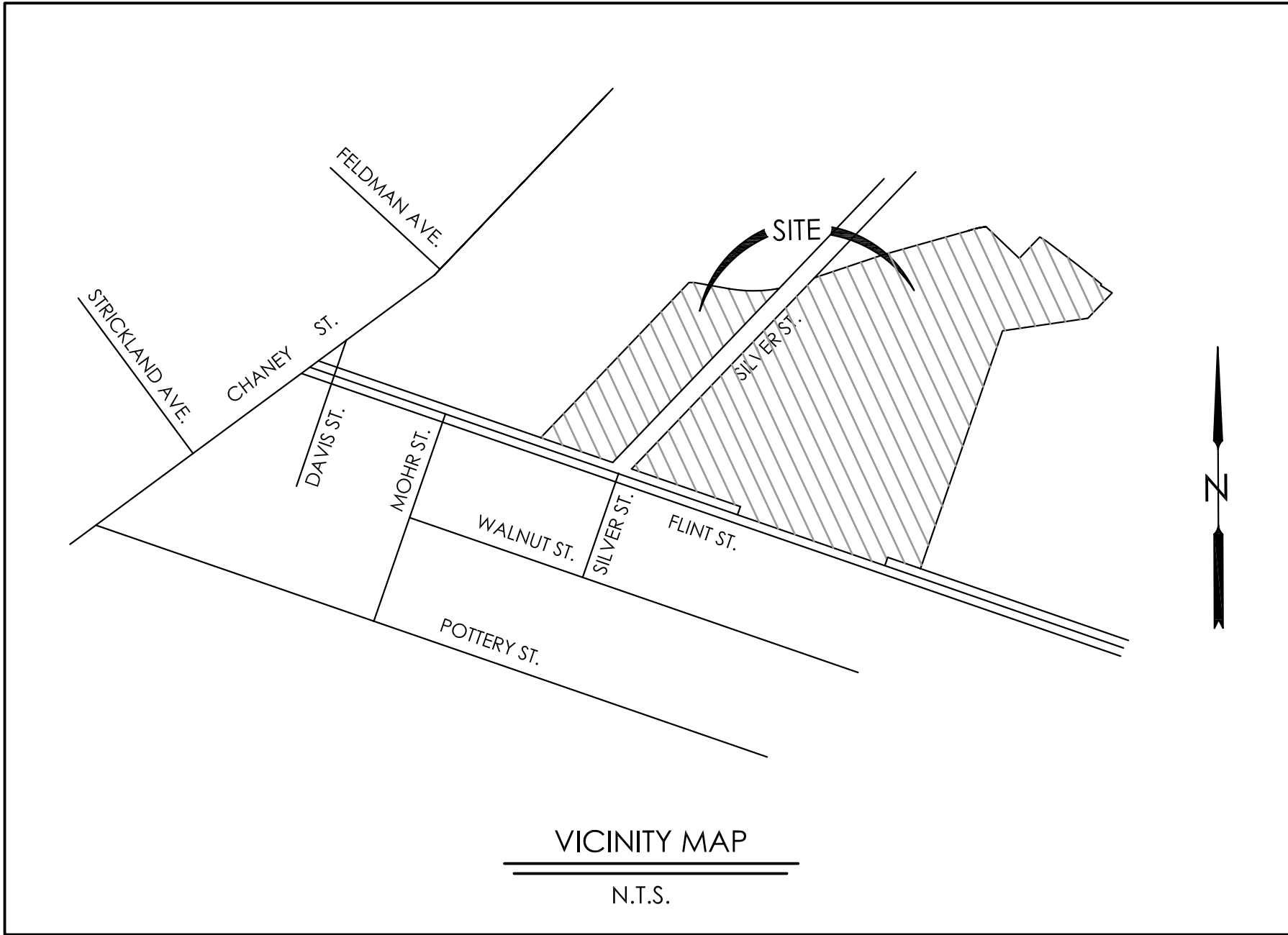


SITE PLAN

VANTAGE AUCTIONS
521 SILVER STREET
LAKE ELSINORE, CA 92530



SOILS ENGINEER

DUNCAN WALKER
LGC GEO-ENVIRONMENTAL, INC.
27570 COMMERCE CENTER DR., #128
TEMECULA, CA 92590
C: 951-296-8683 / O: 951-297-2450
EMAIL: duncan@lgcgeoenv.com

OWNER (PARCELS A-C, E-H)

GARY MORRIS
31115 LANCASHIRE DR.
LAKE ELSINORE, CA 92530
PHONE: 951-674-8787

OWNER (PARCEL D)

820 N. VENTURA, LLC
858 LOMA DR.
OJAI, CA

PREPARED BY

MORSCH ENGINEERING CO.
31500 GRAPE ST., #3-170
LAKE ELSINORE, CA 92532
951-219-5352
EMAIL: rick@morscheng.com

APPLICANT & DEVELOPER

BRIAN MOENING
VANTAGE AUCTIONS, INC.
P.O. BOX 1259
LAKE ELSINORE, CA 92532
PHONE: 951-691-6474

LEGAL DESCRIPTION

ASSESSOR'S PARCELS

377-160-018, 023, 026
377-180-030, 054, 057
374 - 033-029, 031

BASIS OF BEARINGS

THE BEARING N 43° 44' 08" E OF THE CENTERLINE OF CHANEY STREET, AS SHOWN ON PARCEL MAP NO. 30187, RECORDED IN BOOK 206 PAGES 70/71, RECORDS OF RIVERSIDE COUNTY, CA, WAS USED AS THE BASIS OF BEARINGS FOR THIS PROJECT.

SITE AREA (NET)

1,125,605 SQ. FT. 25.8403 ACRES

AREA INFORMATION

AREA OF NEW BUILDINGS	NO NEW BUILDINGS PROPOSED
AREA OF NEW LANDSCAPING	APPROX. 0.50 ACRES
AREA OF NEW PAVING	1,600 SQ. FT.

ZONING INFORMATION

ZONING DESIGNATION: M1 LIMITED MANUFACTURING
GENERAL PLAN DESIGNATION: LIMITED INDUSTRIAL
CURRENT LAND USE: HEAVY EQUIPMENT AUCTIONS

SURROUNDING ZONING:
WESTERLY: M1 LIMITED MANUFACTURING
NORTHERLY: PI - PUBLIC/INSTITUTIONAL AND M1
EASTERLY: PI - PUBLIC/INSTITUTIONAL
SOUTHERLY: MC - MOBILE HOME COMMUNITY

SURROUNDING GENERAL PLAN:
WESTERLY: LIMITED INDUSTRIAL
NORTHERLY: PUBLIC/INSTITUTIONAL
EASTERLY: PUBLIC/INSTITUTIONAL
SOUTHERLY: HIGH DENSITY RESIDENTIAL

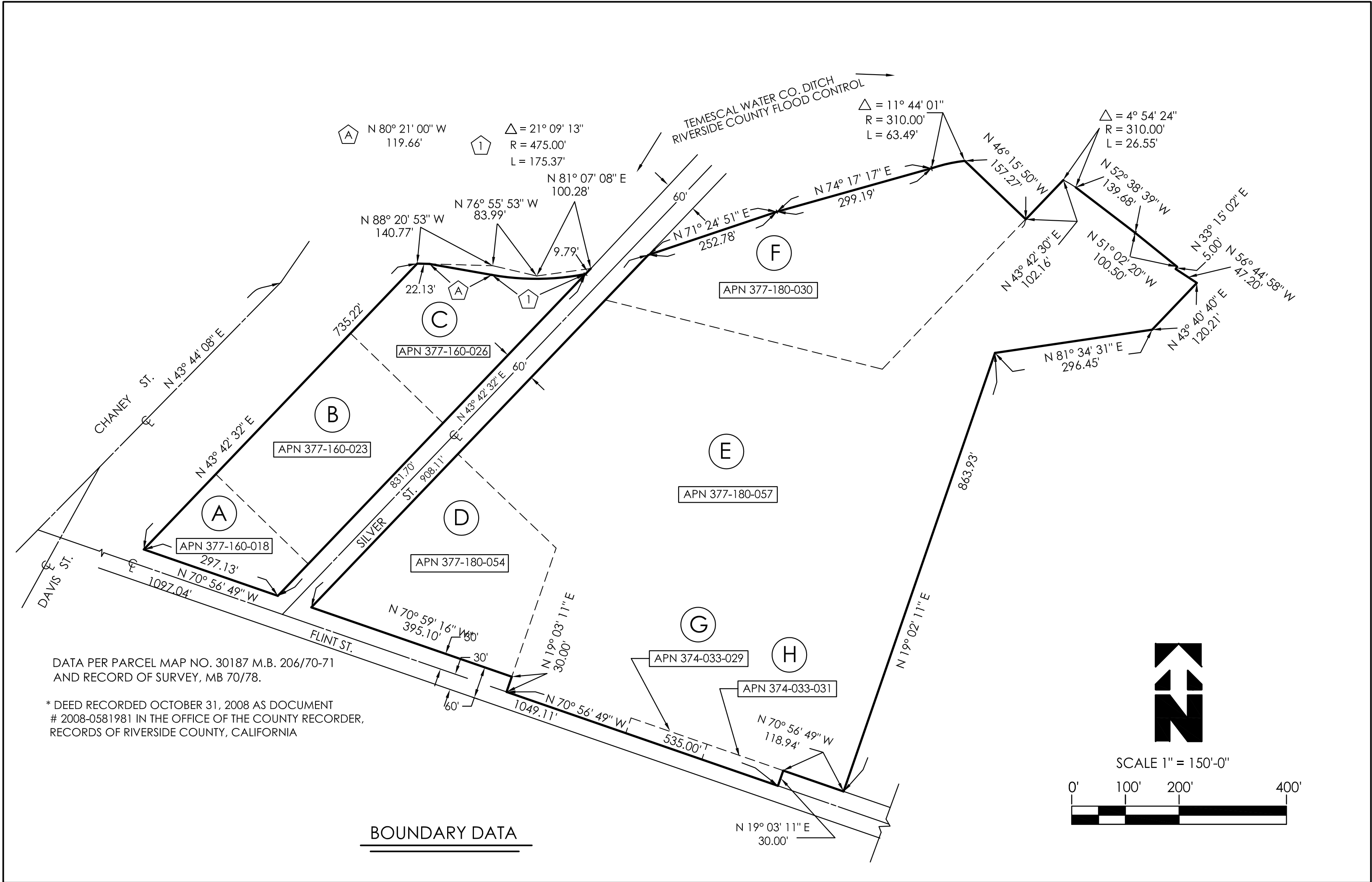
SURROUNDING LAND USES:
WESTERLY: INDUSTRIAL/MANUFACTURING
NORTHERLY: ORTEGA HIGH SCHOOL
EASTERLY: VACANT LAND
SOUTHERLY: VACANT LAND

PUBLIC UTILITIES

WATER/SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET, LAKE ELSINORE, CA 92531 (951) 674-3146
GAS	SOUTHERN CALIFORNIA GAS COMPANY PO BOX 3003 REDLANDS, CA 92373 (909) 335-7828
TELEPHONE	VERIZON 120 E. THIRD STREET PERRIS, CA 92570 (951) 657-7612
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY 26100 MENIFEE RD. ROMOLAND, CA 92380 (951) 928-8252

SITE INFORMATION

- 1) PROPOSED TENANTS: 1
- 2) EXISTING BUILDINGS: NONE
- 3) PROPOSED BUILDINGS: NONE AT THIS TIME.
- 4) NO EXISTING PAVEMENT ON SITE.
- 5) SITE CURRENTLY HAS OFFICE TRAILERS.

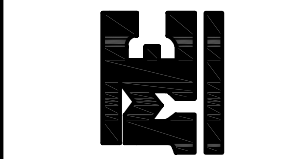


NOTES	
6/2017	ADD ESMTS.

APPLICANT/DEVELOPER	BRIAN MOENING VANTAGE AUCTIONS, INC. 41856 IVY ST., #205 MURRIETA, CA 92562
---------------------	--

SITE PLAN	521 SILVER STREET LAKE ELSINORE, CA 92530
-----------	--

Morsch Engineering Co.	31500 GRAPE ST., STE. 3-170 LAKE ELSINORE, CA 92532 (951) 219-5352
------------------------	--



JOB NO. 515-18	BLDG. DEPT. -
DRAWN BY: L.E.M.	HEALTH -
CHECKED BY: R.B.M.	PRINT DATE: 2-18-22

CONTENT OF SHEET	SITE PLAN
SHEET	1 OF 3

LAND USE PLAN

USE LEGEND

AUCTION AREA - MAIN YARD



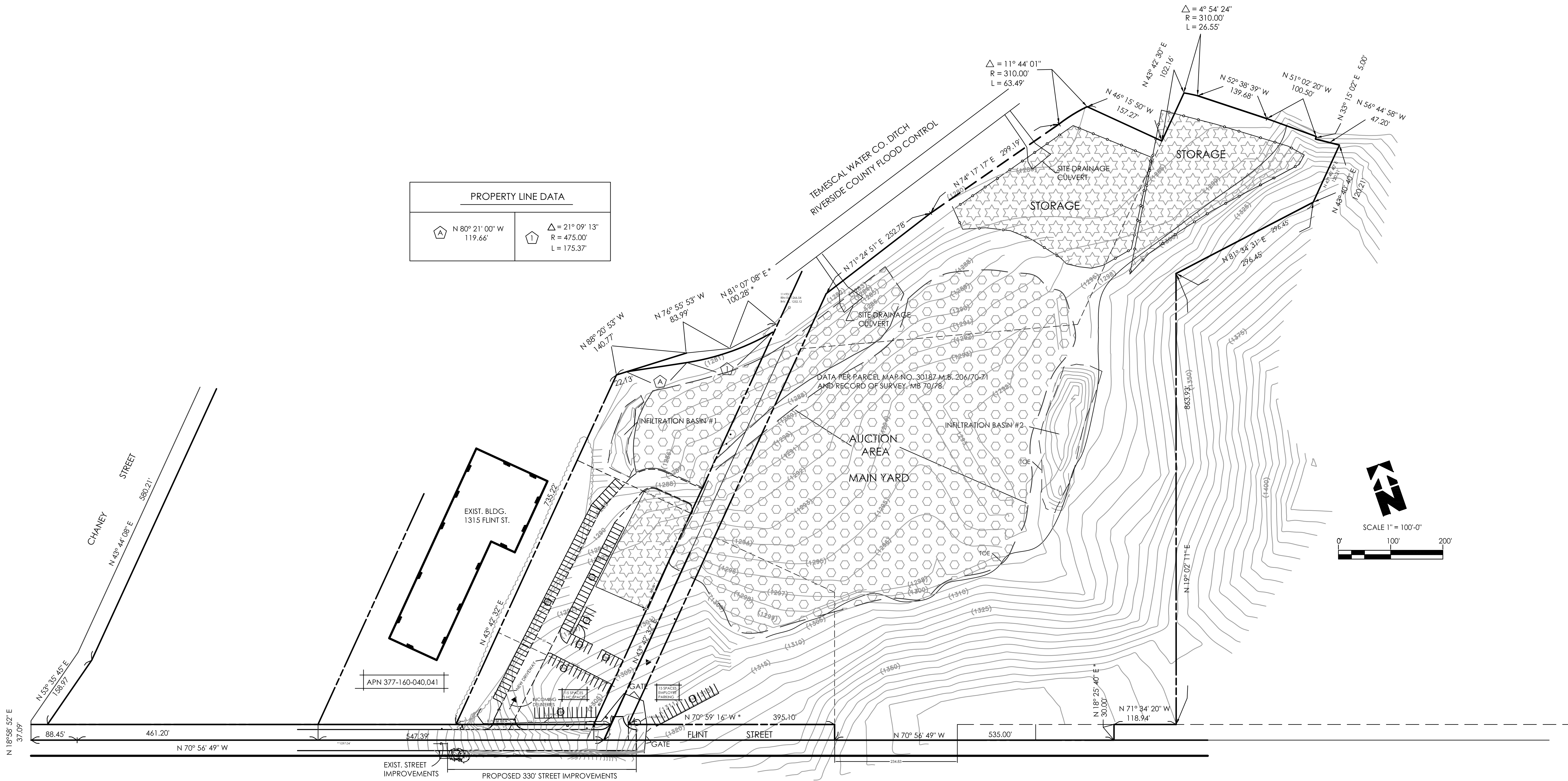
STORAGE AREA



VANTAGE AUCTIONS
521 SILVER STREET
LAKE ELSINORE, CA 92530

PROPERTY LINE DATA

$\Delta = 21^\circ 09' 13''$
R = 475.00'
L = 175.37'



NOTES	
6/2017	ADD ESMTS.

APPLICANT/DEVELOPER

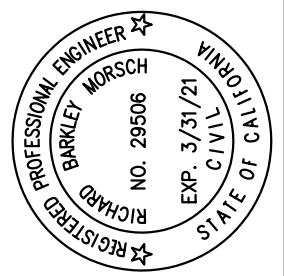
BRIAN MOENING
VANTAGE AUCTIONS, INC.
41856 IVY ST., #205
MURRIETA, CA 92562

SITE PLAN

521 SILVER STREET
LAKE ELSINORE, CA 92530

Morsch Engineering Co.

31500 GRAPE ST., STE. 3-170 RICK@MORSCHENG.COM
LAKE ELSINORE, CA 92532
(951) 219-5352



JOB NO. 515-18	BLDG. DEPT. -
DRAWN BY: L.E.M.	HEALTH -
CHECKED BY: R.B.M.	PRINT DATE: 2-18-22

CONTENT OF SHEET

SITE PLAN

SHEET

2 OF 3

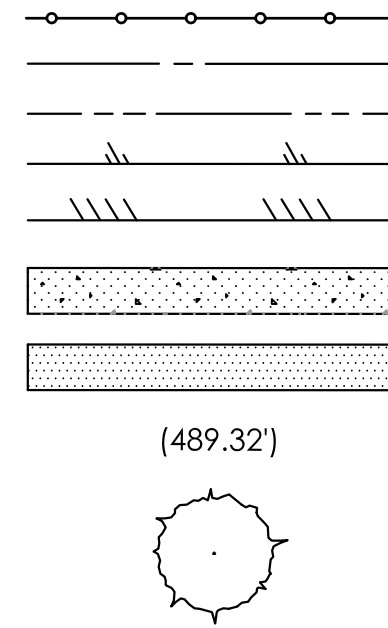
THIS DOCUMENT AND ALL WRITTEN MATERIAL HEREIN, INCLUDING THE GRAPHICAL AND DIGITAL MATERIALS, ARE THE PROPERTY OF MORSCH ENGINEERING CO. AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF MORSCH ENGINEERING CO.

SITE DETAILS

LEGEND

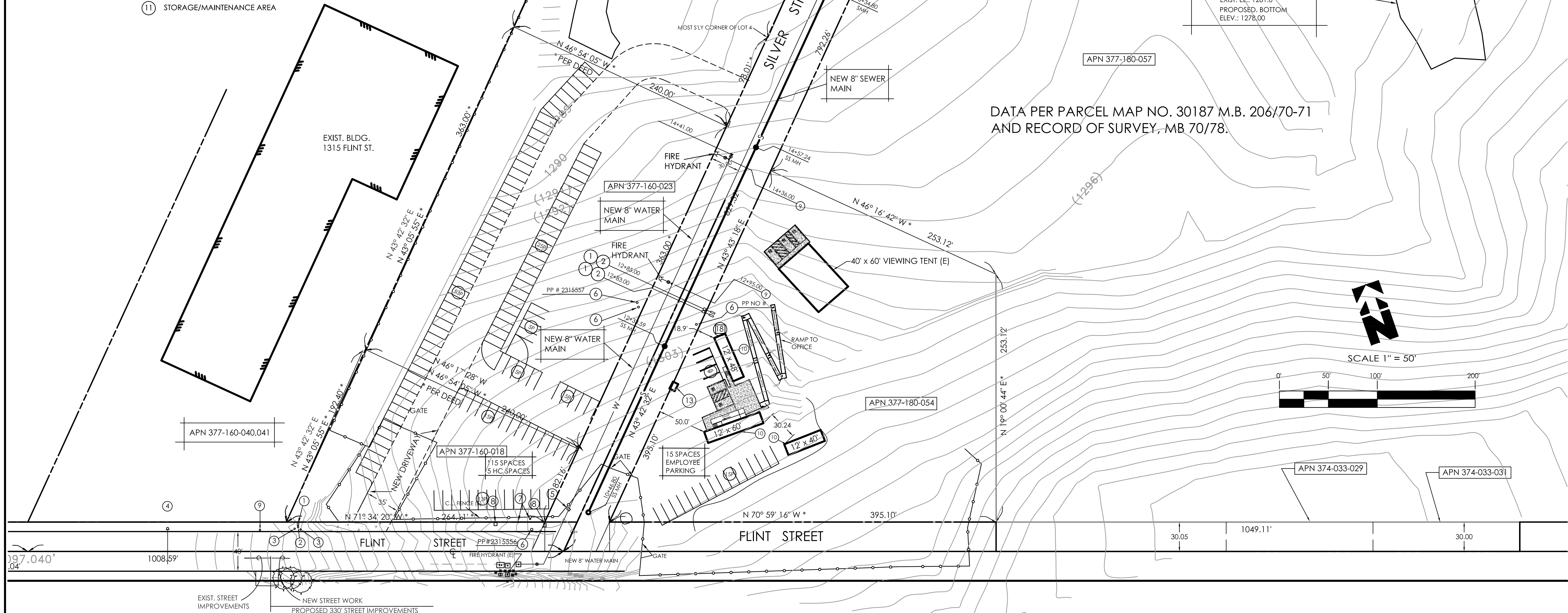
AC ASPHALTIC CONCRETE
BW BACK OF WALK
EG EDGE OF GUTTER
IE INVERT ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOWLINE
FS FINISHED SURFACE
TG TOP OF GRATE
OG ORIGINAL GROUND
TC TOP OF CURB
TW TOP OF WALL

CHAIN LINK FENCE
STREET CENTERLINE
PROPERTY LINE
EDGE OF PAVING
EDGE OF BUILDING
AC PAVEMENT
NATURAL GROUND/ PLANTER
RECORD DATA
TREE



- 1 BACKFLOW PREVENTER
- 2 WATER METER
- 3 BOLLARD
- 4 FIRE HYDRANT
- 5 IRRIGATION CONTROL VALVE
- 6 POWER POLE (TO REMAIN)
- 7 GUY WIRE
- 8 COMMUNICATIONS BOX
- 9 MAIL BOX
- 10 OFFICE TRAILERS - TO REMAIN
- 11 STORAGE/MAINTENANCE AREA

- 12 SMALL ITEM AUCTION YARD
- 13 CHECK-IN BOOTH
- 14 MAIL BOX
- 15 OFFICE TRAILERS
- 16 STORAGE/MAINTENANCE AREA
- 17 SMALL ITEM AUCTION YARD
- 18 TRASH ENCLOSURE



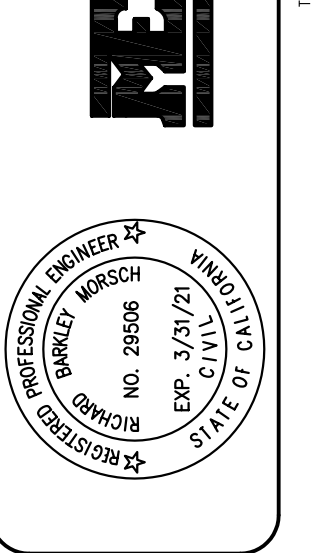
DATA PER PARCEL MAP NO. 30187 M.B. 206/70-71
AND RECORD OF SURVEY, MB 70/78.

NOTES	
6/2017	ADD ESMTS.

APPLICANT/DEVELOPER	
BRIAN MOENING	VANTAGE AUCTIONS, INC.
41856 IVY ST., #205	MURRIETA, CA 92562

SITE PLAN	
521 SILVER STREET	LAKE ELSINORE, CA 92530

Morsch Engineering Co.
31500 GRAPE ST., STE. 3-170 nick@morscheng.com
LAKE ELSINORE, CA 92532
(951) 219-5352



JOB NO. 515-18	BLDG. DEPT. -
DRAWN BY: L.E.M.	HEALTH -
CHECKED BY: R.B.M.	PRINT DATE: 2-18-22

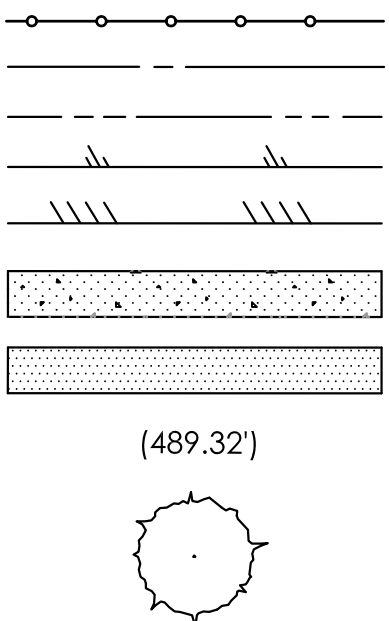
CONTENT OF SHEET	
SITE PLAN	
SHEET	3 OF 3

UTILITIES & SERVICES PLAN

LEGEND

AC ASPHALTIC CONCRETE
BW BACK OF WALK
EG EDGE OF GUTTER
IE INVERT ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOWLINE
FS FINISHED SURFACE
TG TOP OF GRATE
OG ORIGINAL GROUND
TC TOP OF CURB
TW TOP OF WALL

CHAIN LINK FENCE
STREET CENTERLINE
PROPERTY LINE
EDGE OF PAVING
EDGE OF BUILDING
AC PAVEMENT
NATURAL GROUND/ PLANTER
RECORD DATA
TREE

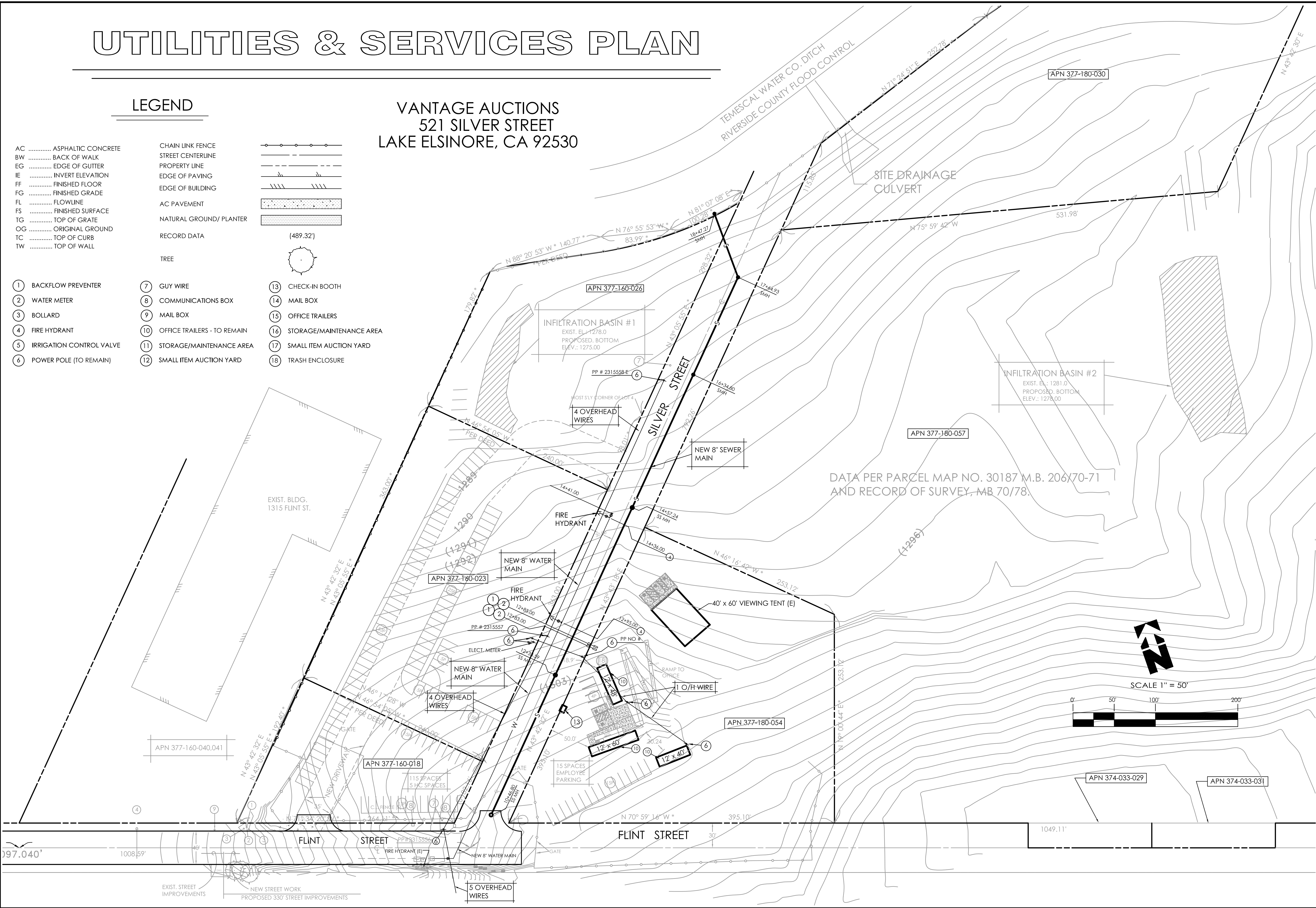


- 1 BACKFLOW PREVENTER
2 WATER METER
3 BOLLARD
4 FIRE HYDRANT
5 IRRIGATION CONTROL VALVE
6 POWER POLE (TO REMAIN)

- 7 GUY WIRE
8 COMMUNICATIONS BOX
9 MAIL BOX
10 OFFICE TRAILERS - TO REMAIN
11 STORAGE/MAINTENANCE AREA
12 SMALL ITEM AUCTION YARD

- 13 CHECK-IN BOOTH
14 MAIL BOX
15 OFFICE TRAILERS
16 STORAGE/MAINTENANCE AREA
17 SMALL ITEM AUCTION YARD
18 TRASH ENCLOSURE

VANTAGE AUCTIONS
521 SILVER STREET
LAKE ELSINORE, CA 92530

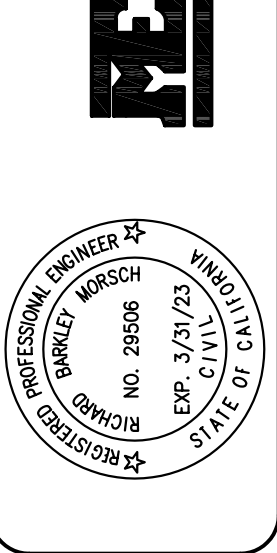


NOTES	
6/2017	ADD ESMTS.

APPLICANT/DEVELOPER	
BRIAN MOENING	VANTAGE AUCTIONS, INC.
41856 IVY ST., #205	MURRIETA, CA 92562

SITE PLAN	
521 SILVER STREET	LAKE ELSINORE, CA 92530

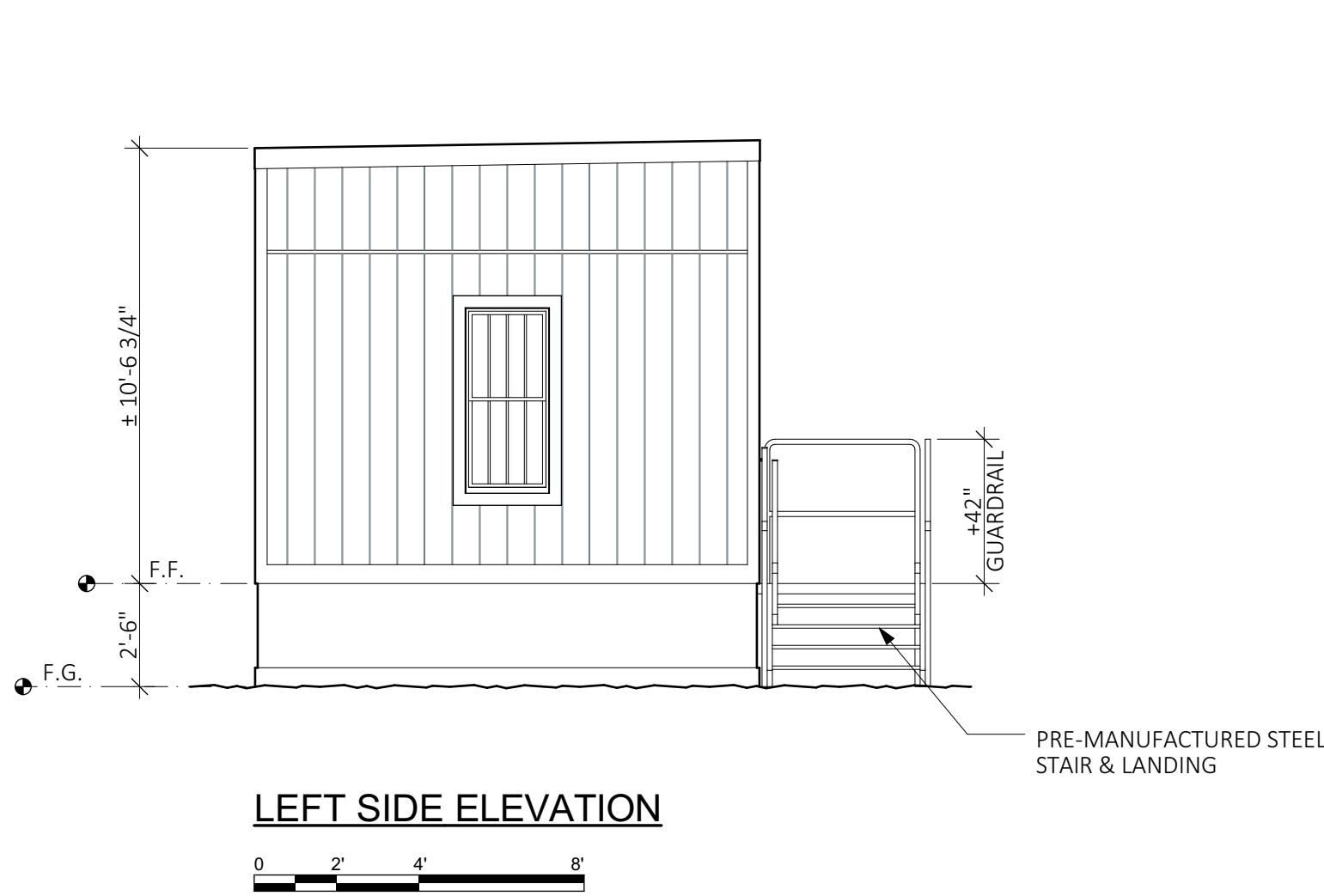
Morsch Engineering Co.	
31500 GRAPE ST., STE. 3-170	nick@morscheng.com
LAKE ELSINORE, CA 92532	(951) 219-5352



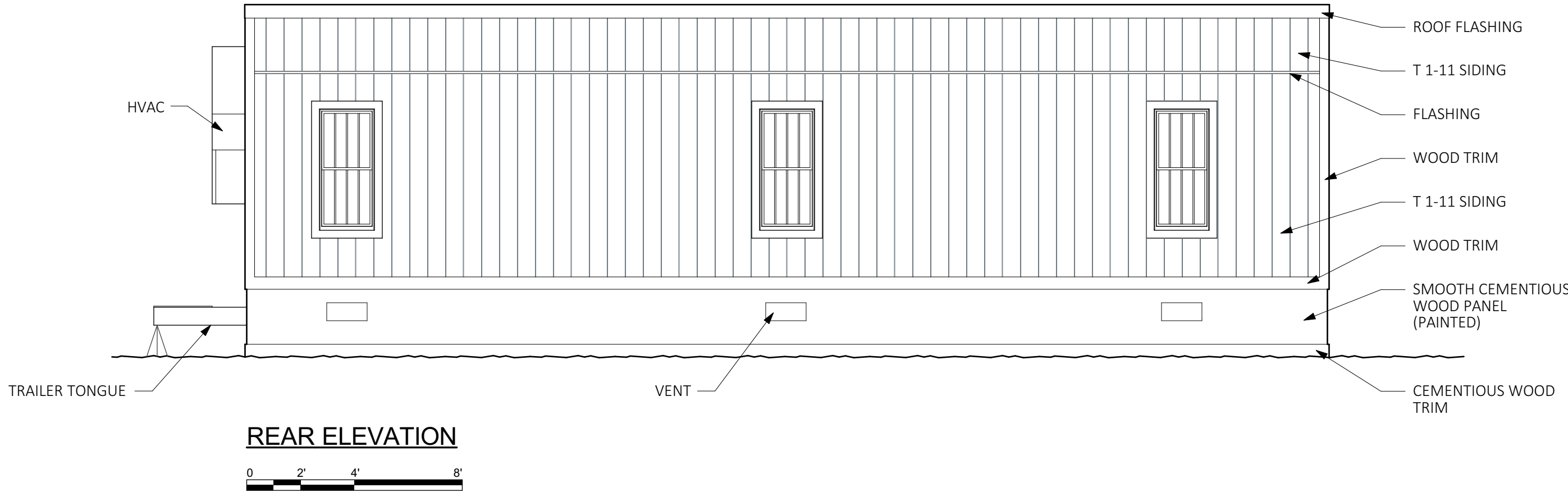
JOB NO. 515-18	BLDG. DEPT. -
DRAWN BY: L.E.M.	HEALTH -
CHECKED BY: R.B.M.	PRINT DATE: 2-18-22

CONTENT OF SHEET	
SITE UTILITIES	
SHEET	1 OF 1

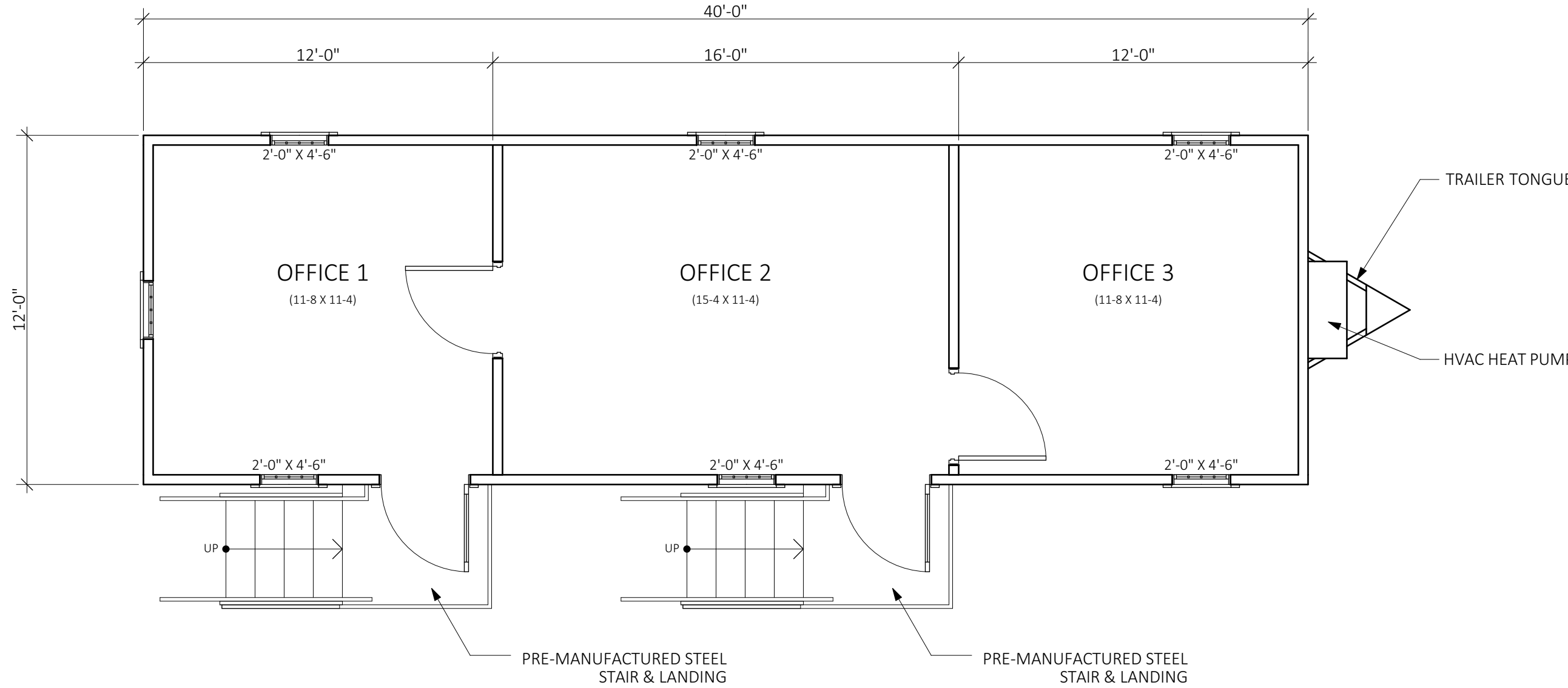
COPYRIGHT: OWNERSHIP OF THIS DOCUMENT: ALL IDEAS,DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF BEING DESIGN STUDIO, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.



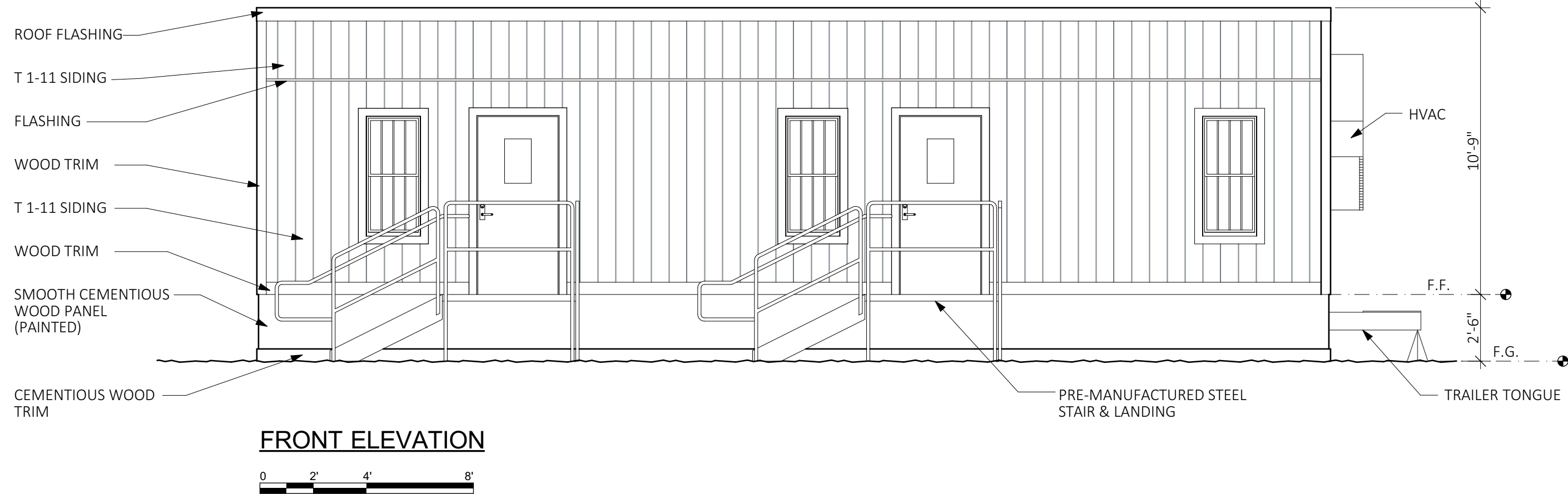
LEFT SIDE ELEVATION



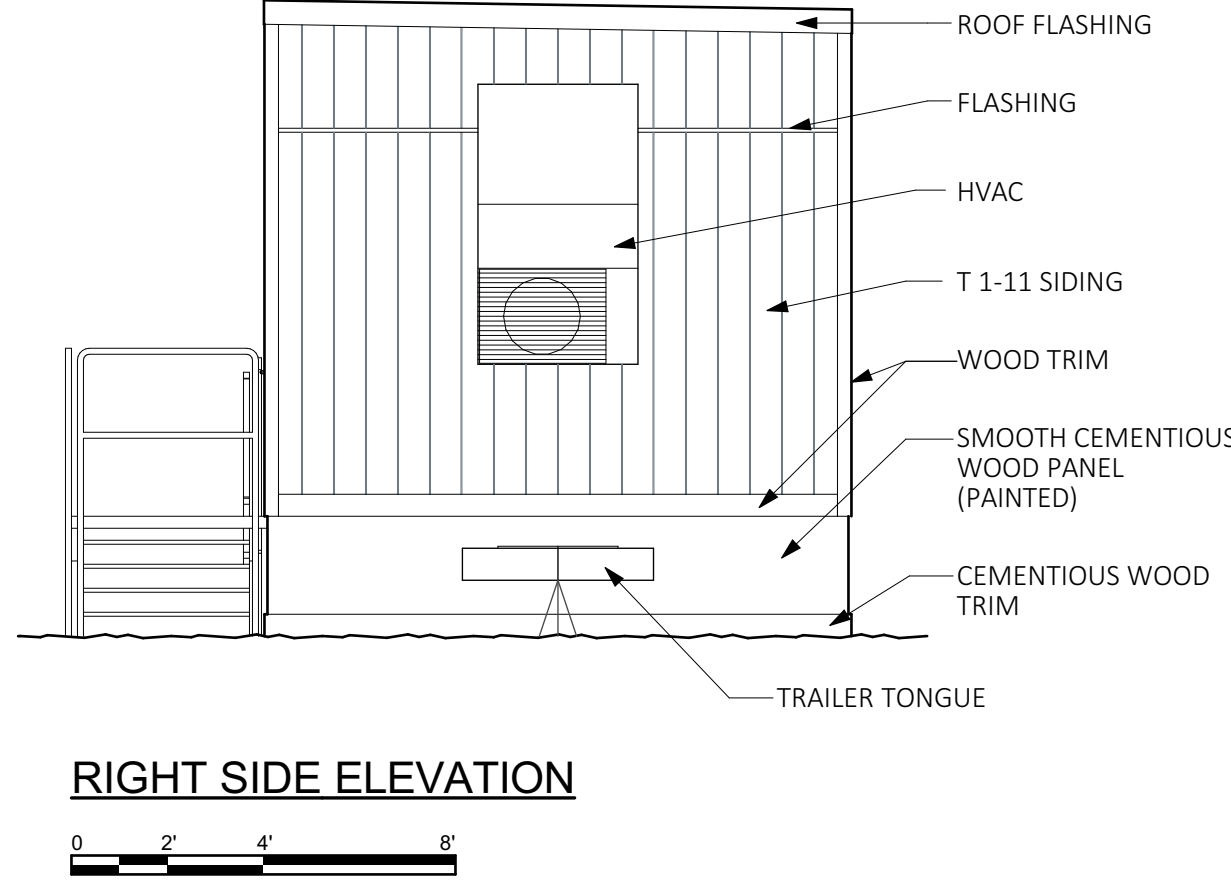
REAR ELEVATION



PROPOSED 40' EXECUTIVES OFFICE TRAILER FLOOR PLAN



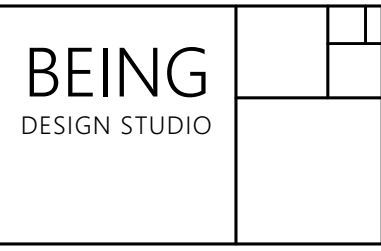
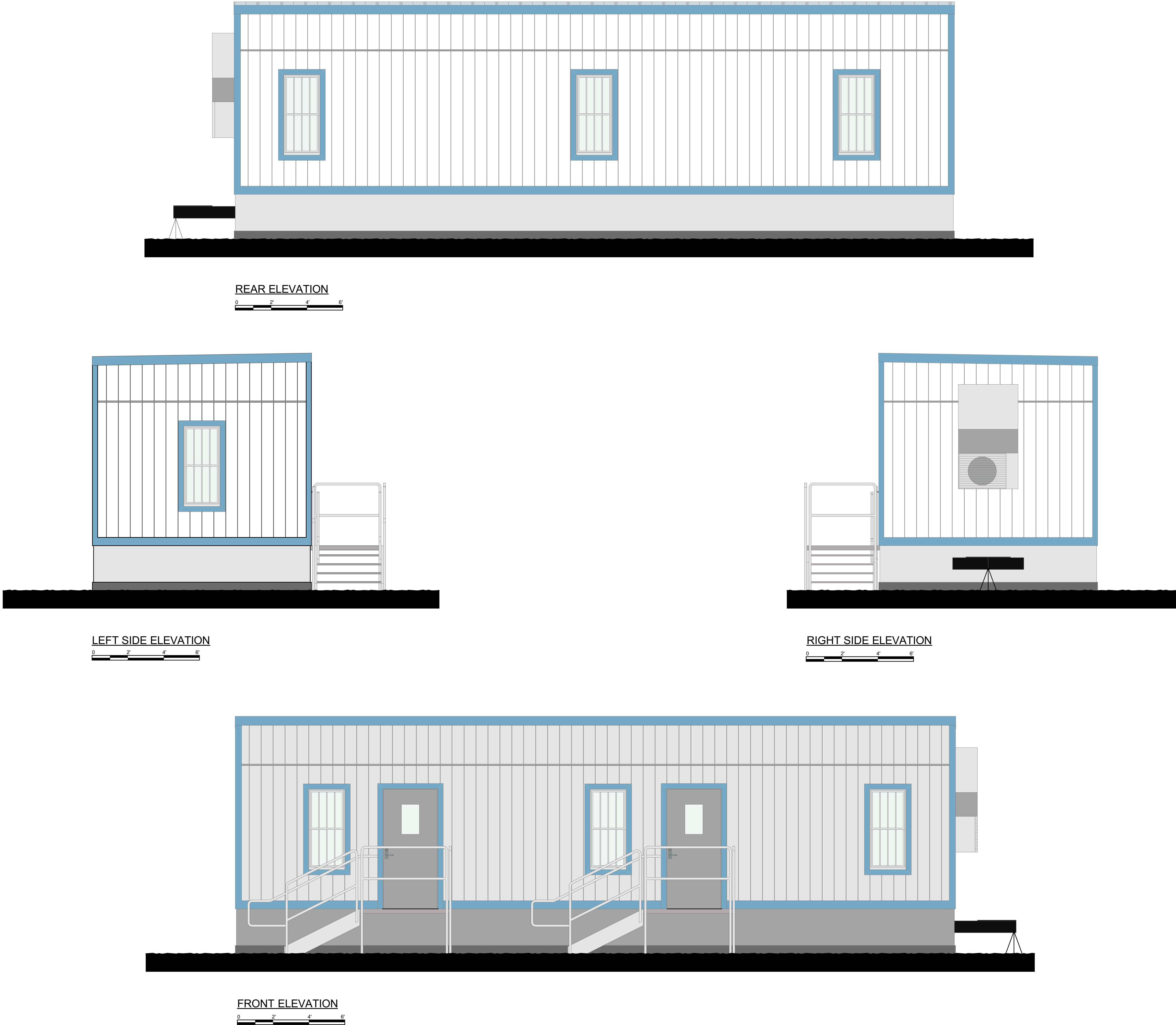
FRONT ELEVATION



RIGHT SIDE ELEVATION

NO#	DATE	SUBMITTAL	REVISION
1	11/28/21	CUP	

COPYRIGHT: OWNERSHIP OF THIS DOCUMENT: ALL IDEAS,DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF BEING DESIGN STUDIO, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.



133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: (951) 265.5477
Email: jorge@beingdesignstudio.com

Client Information:
VANTAGEAUCTIONS, INC.
521 SILVER STREET
LAKE ELSINORE, CA 92530
Contact:
BRIAN MOENING
Tel: (951) 891-6474
Email: brian@vantageauctions.com

NO#	SUBMITTAL	REVISION	DATE
1		CUP	11/28/21

Project Title & Address:
VANTAGE AUCTIONS, INC. PAR
No: 2016-46 (CDR No. 2019-10)
LOCATED NORTHERLY OF FLINT STREET,
SOUTHERLY OF MINTHORN STREET, EASTERLY OF
CHANEY STREET, AND WESTERLY OF POE STREET
LAKE ELSINORE, CA 92530

Project No:
2118

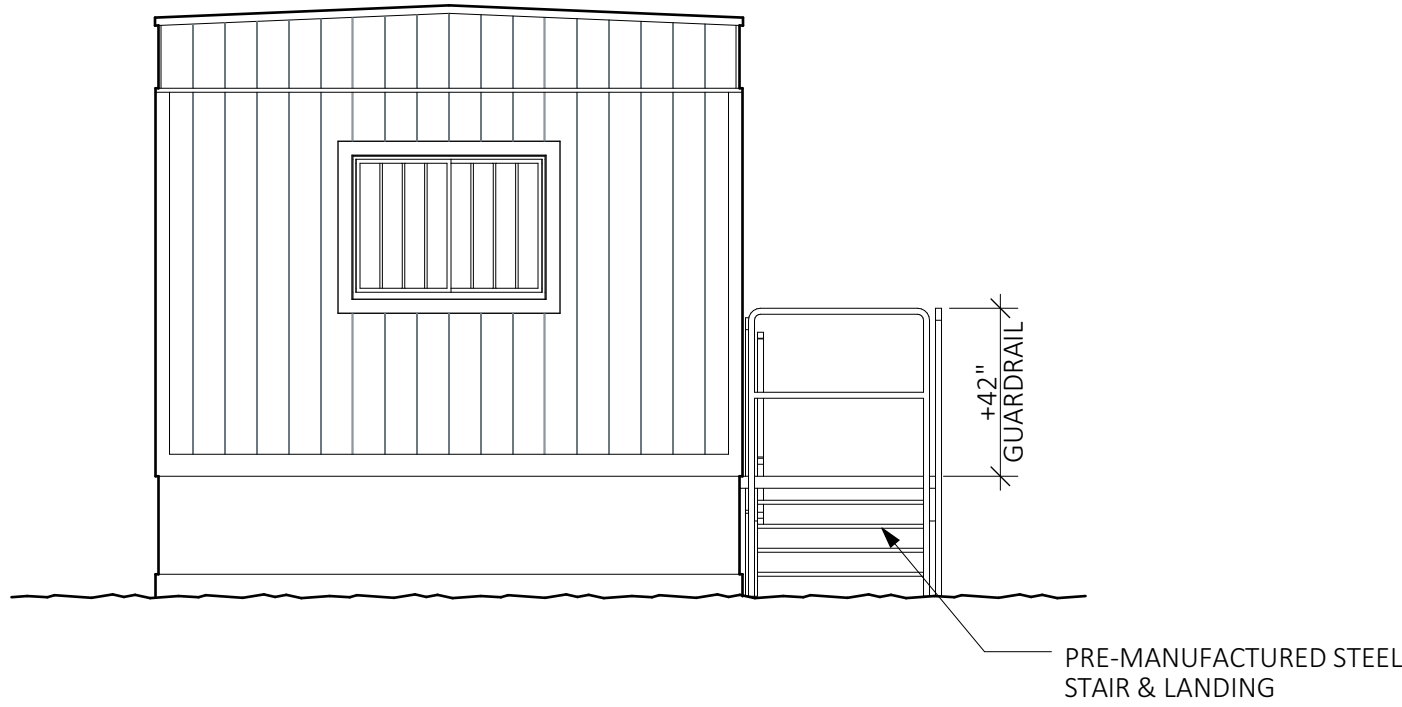
Drawing Title
**PROPOSED 40'
EXECUTIVE'S OFFICE
TRAILER COLORED
EXTERIOR ELEVATIONS**

Drawing Number:

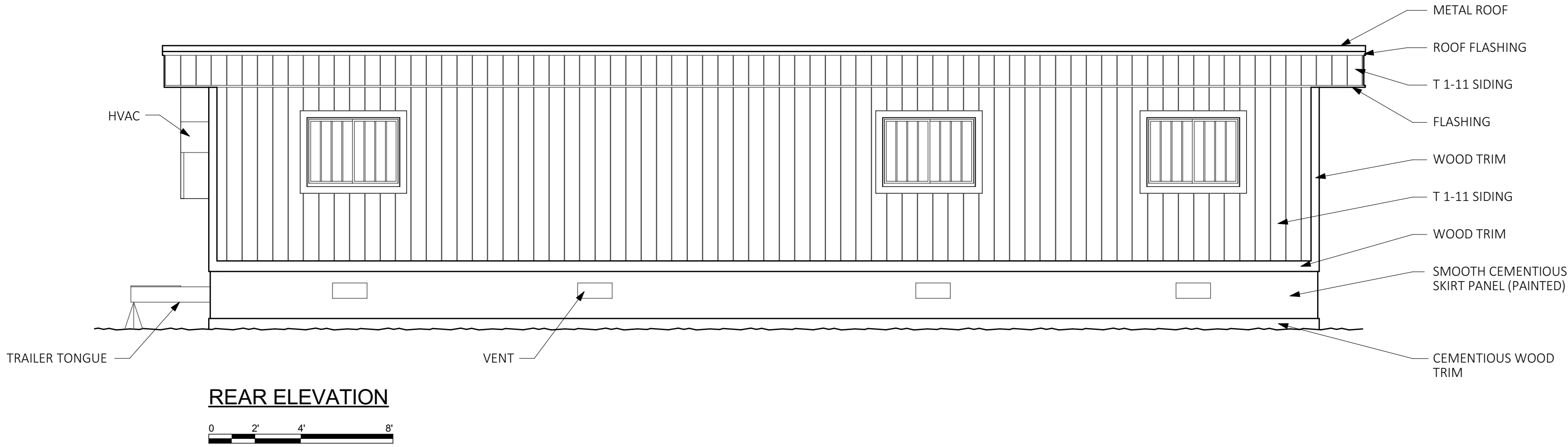
SD 1.2

COPYRIGHT: OWNERSHIP OF THIS DOCUMENT: ALL IDEAS,DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF BEING DESIGN STUDIO, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.

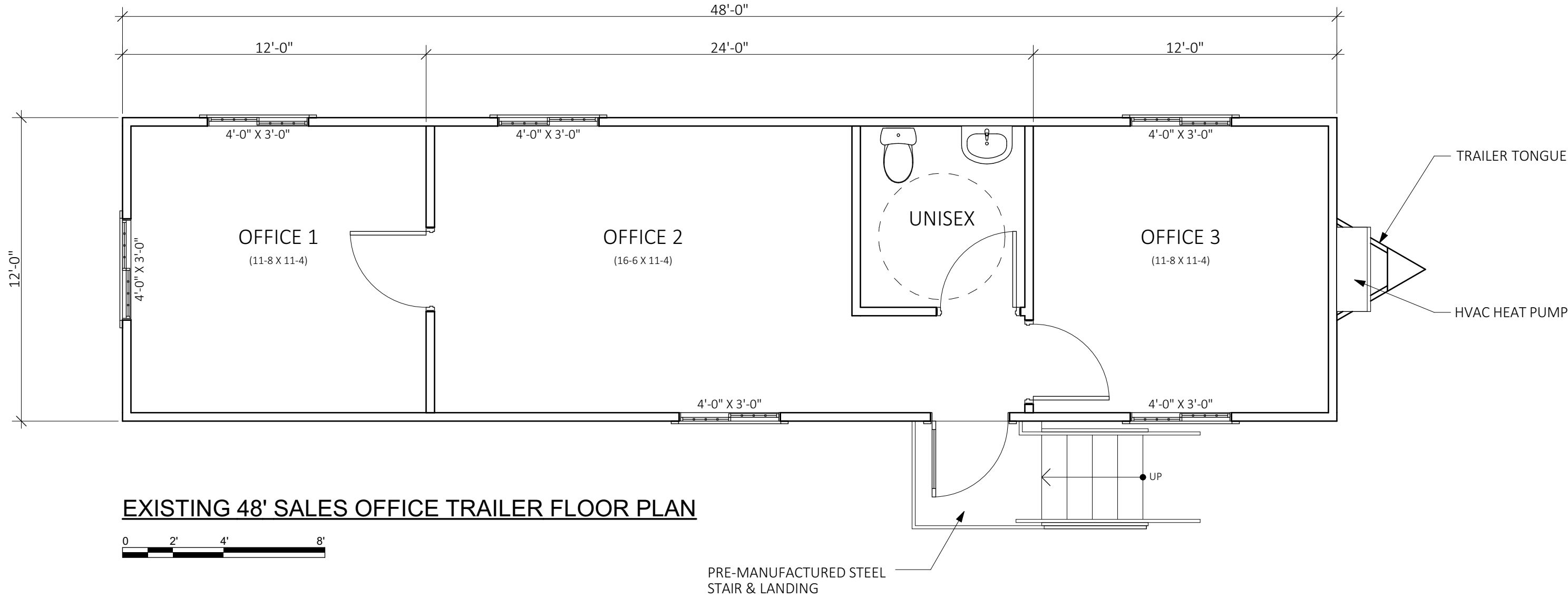
LEFT SIDE ELEVATION



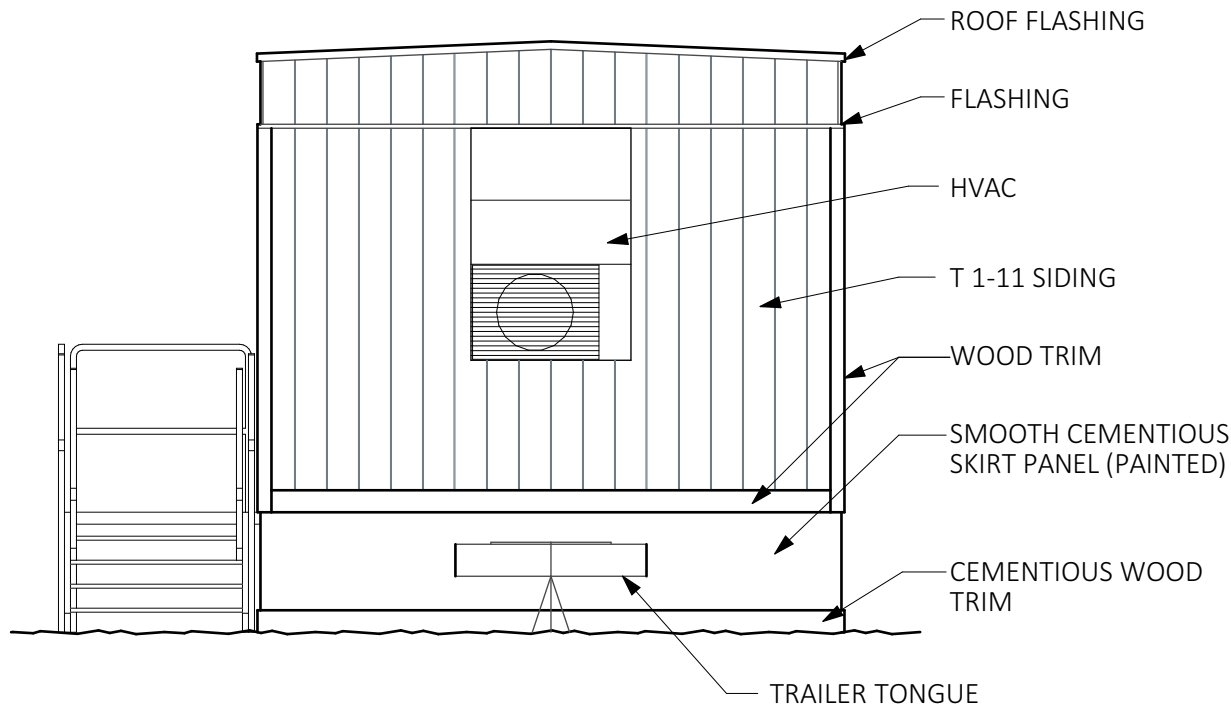
REAR ELEVATION



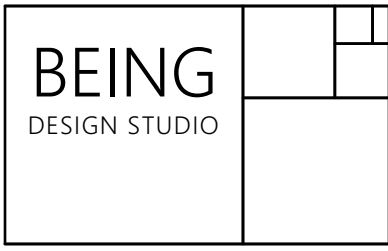
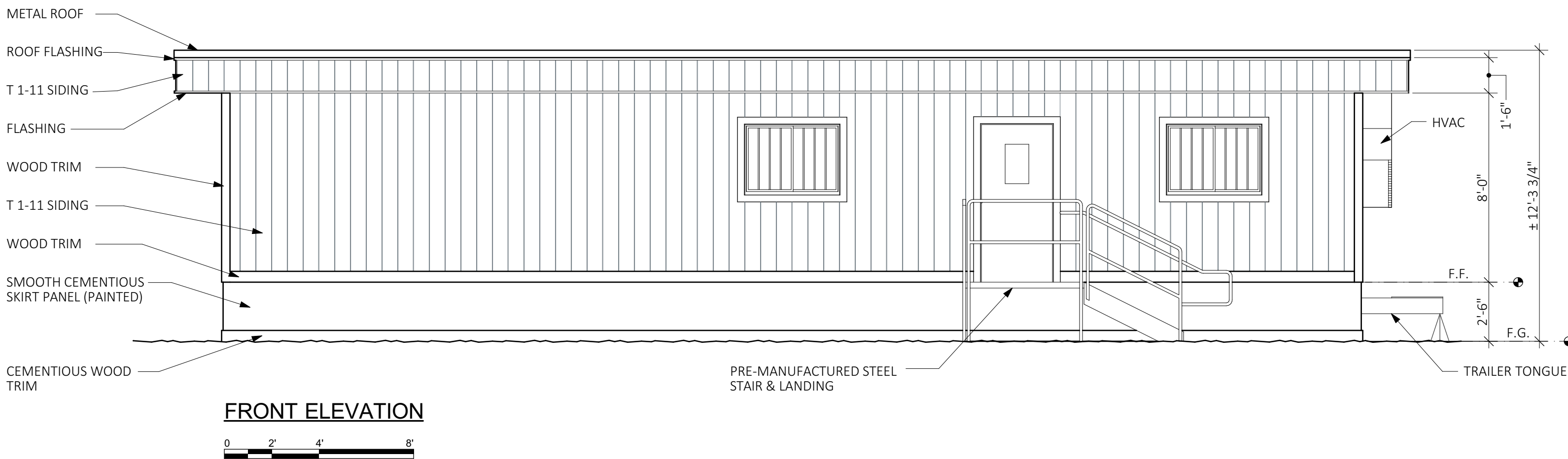
EXISTING 48' SALES OFFICE TRAILER FLOOR PLAN



RIGHT SIDE ELEVATION



FRONT ELEVATION



133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: (951) 265.5477
Email: jorge@beingdesignstudio.com

Client Information:
VANTAGEAUCTIONS, INC.
521 SILVER STREET
LAKE ELSINORE, CA 92530
Contact: BRIAN MOENING
Tel: (951) 891-6474
Email: brian@vantageauctions.com

NO#	DATE	SUBMITTAL	REVISION
1	11/28/21		CUP

Project Title & Address:
VANTAGE AUCTIONS, INC. PAR
No: 2016-46 (CDR No. 2019-10)
LOCATED NORTHERLY OF FLINT STREET,
SOUTHERLY OF MINTHORN STREET, EASTERLY OF
CHANEY STREET, AND WESTERLY OF POE STREET
LAKE ELSINORE, CA. 92530

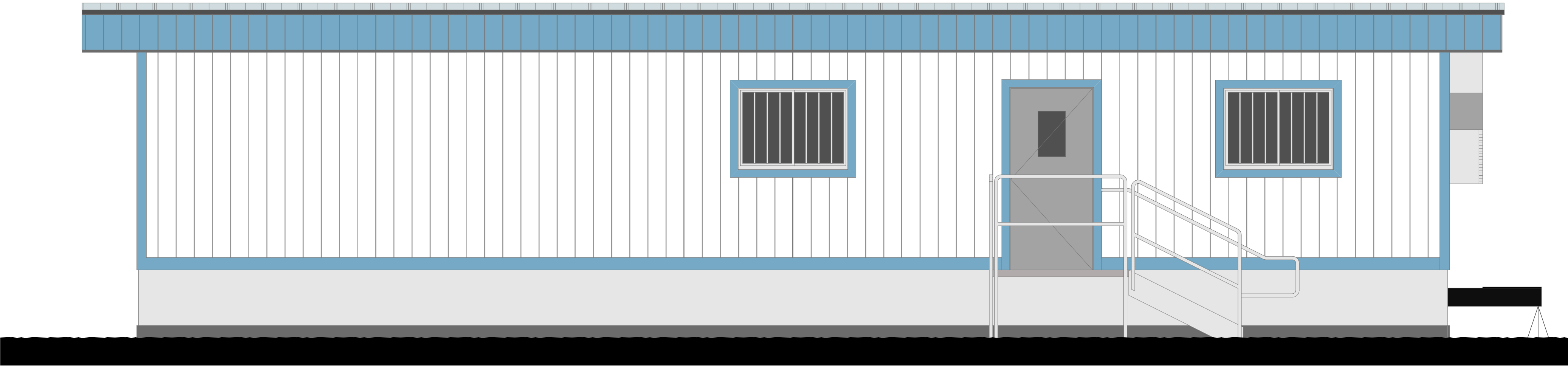
Project No:
2118

Drawing Title
EXISTING 48' SALES
OFFICE TRAILER: FLOOR
PLAN & EXTERIOR
ELEVATIONS

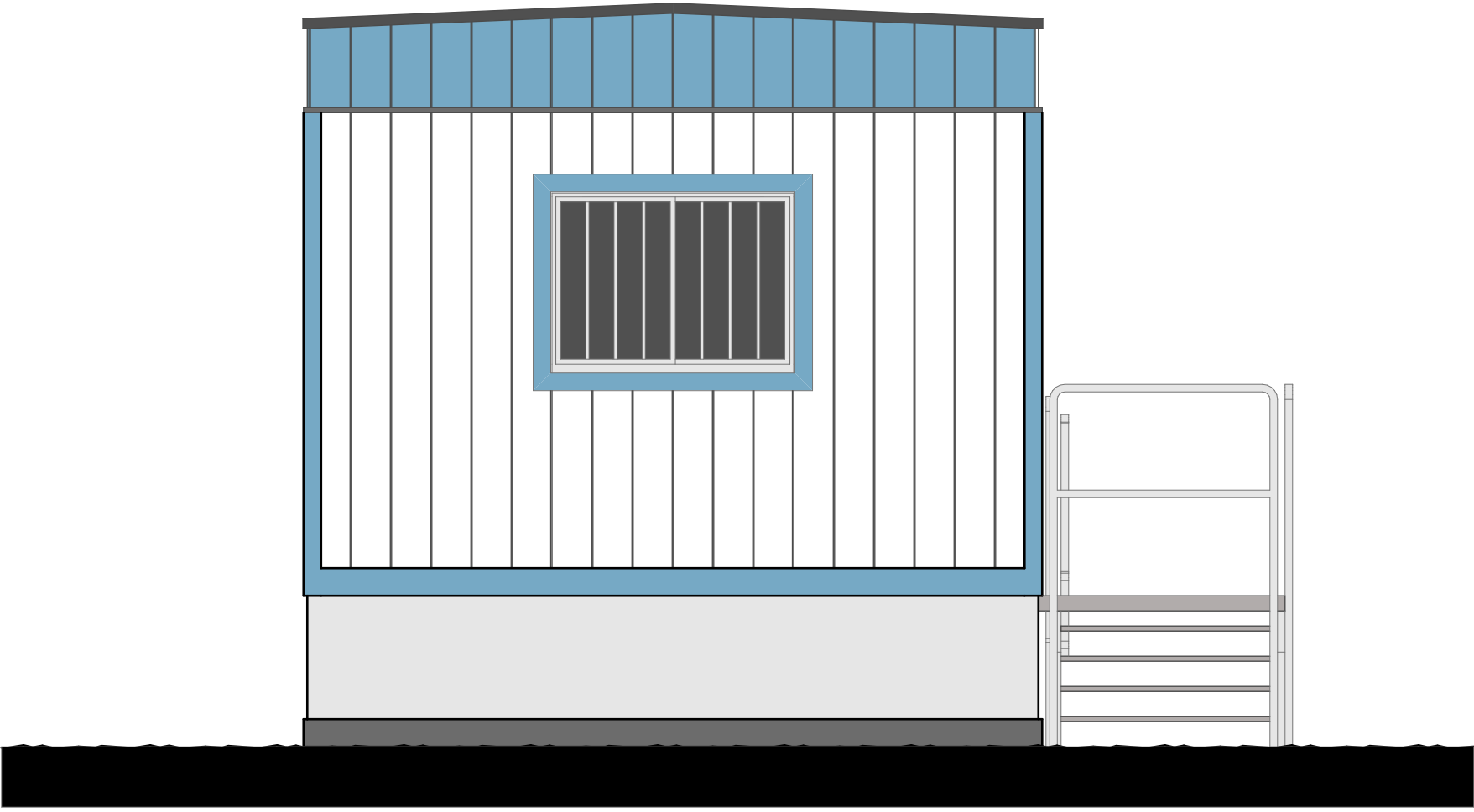
Drawing Number:

SD 2.1

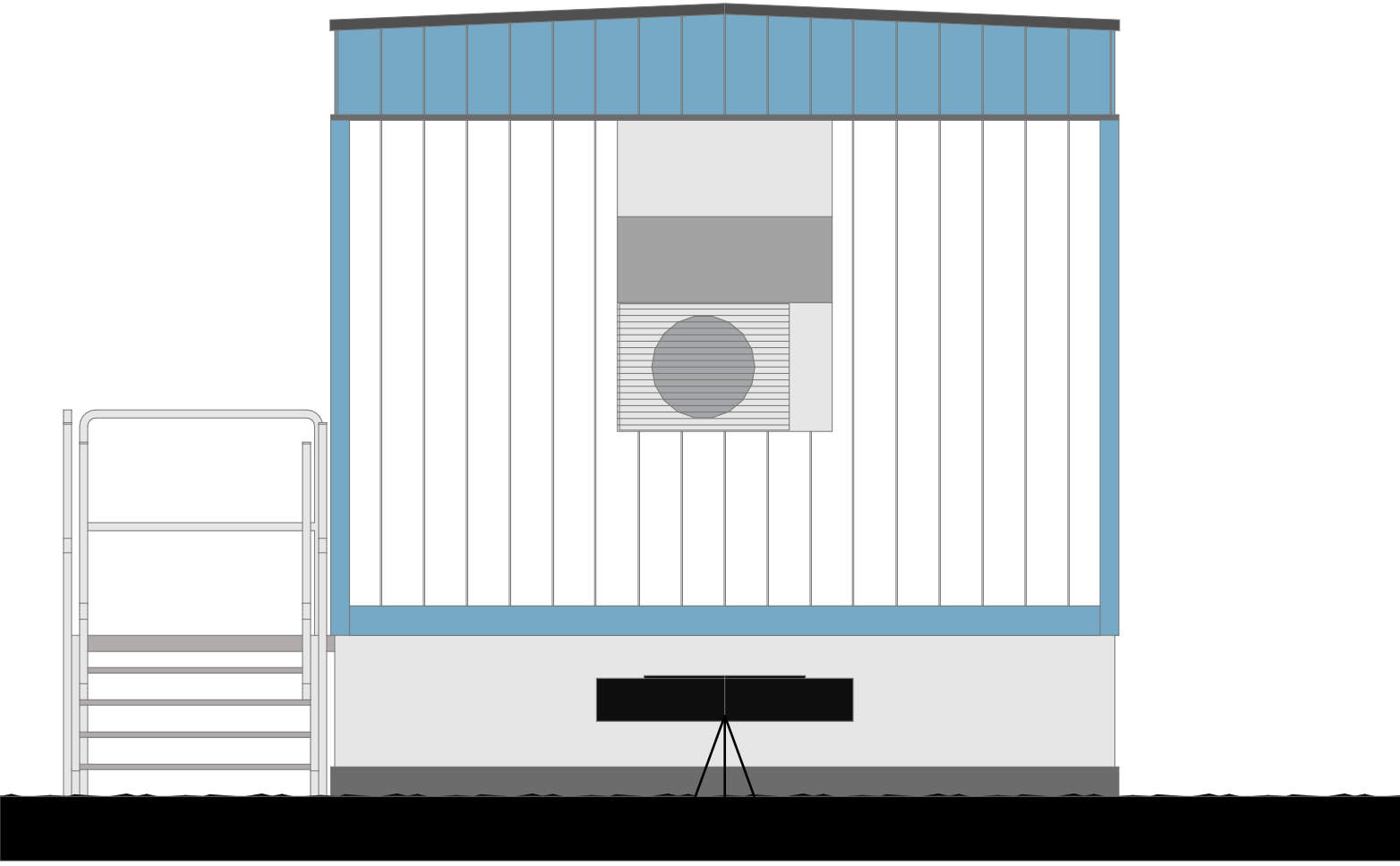
COPYRIGHT: OWNERSHIP OF THIS DOCUMENT: ALL IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF BEING DESIGN STUDIO, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



BEING
DESIGN STUDIO

133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: (951) 265.5477
Email: jorge@beingdesignstudio.com

Client Information:

VANTAGEAUCTIONS, INC.

521 SILVER STREET
LAKE ELSINORE, CA 92530
Contact: BRIAN MOENING
Tel: (951) 891-8474
Email: brian@vantageauctions.com

NO#	SUBMITAL	REVISION	DATE
1	CUP		11/28/21

Project Title & Address:

VANTAGE AUCTIONS, INC. PAR
No: 2016-46 (CDR No. 2019-10)
LOCATED NORTHERLY OF FLINT STREET,
SOUTHERLY OF MINTHORN STREET, EASTERLY OF
CHANEY STREET, AND WESTERLY OF POE STREET
LAKE ELSINORE, CA. 92530

Project No:
2118

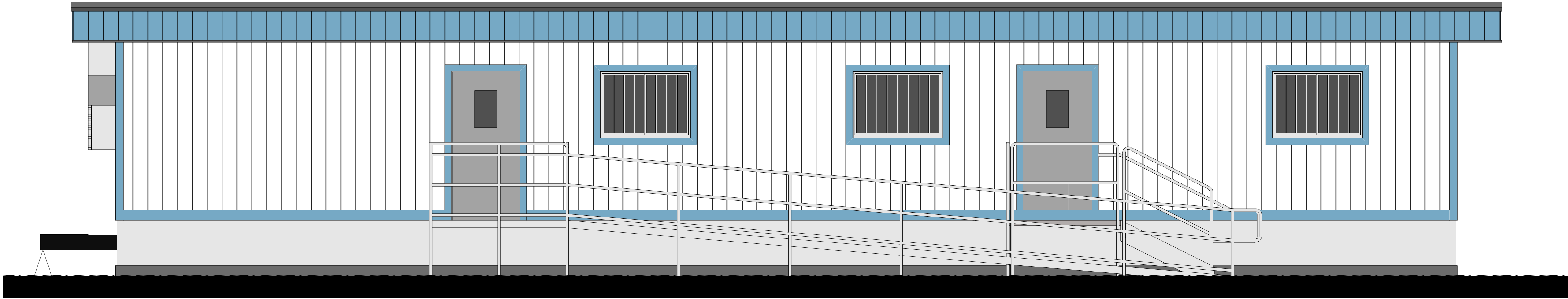
Drawing Title

EXISTING 48' SALES
OFFICE TRAILER: COLORED
EXTERIOR ELEVATIONS

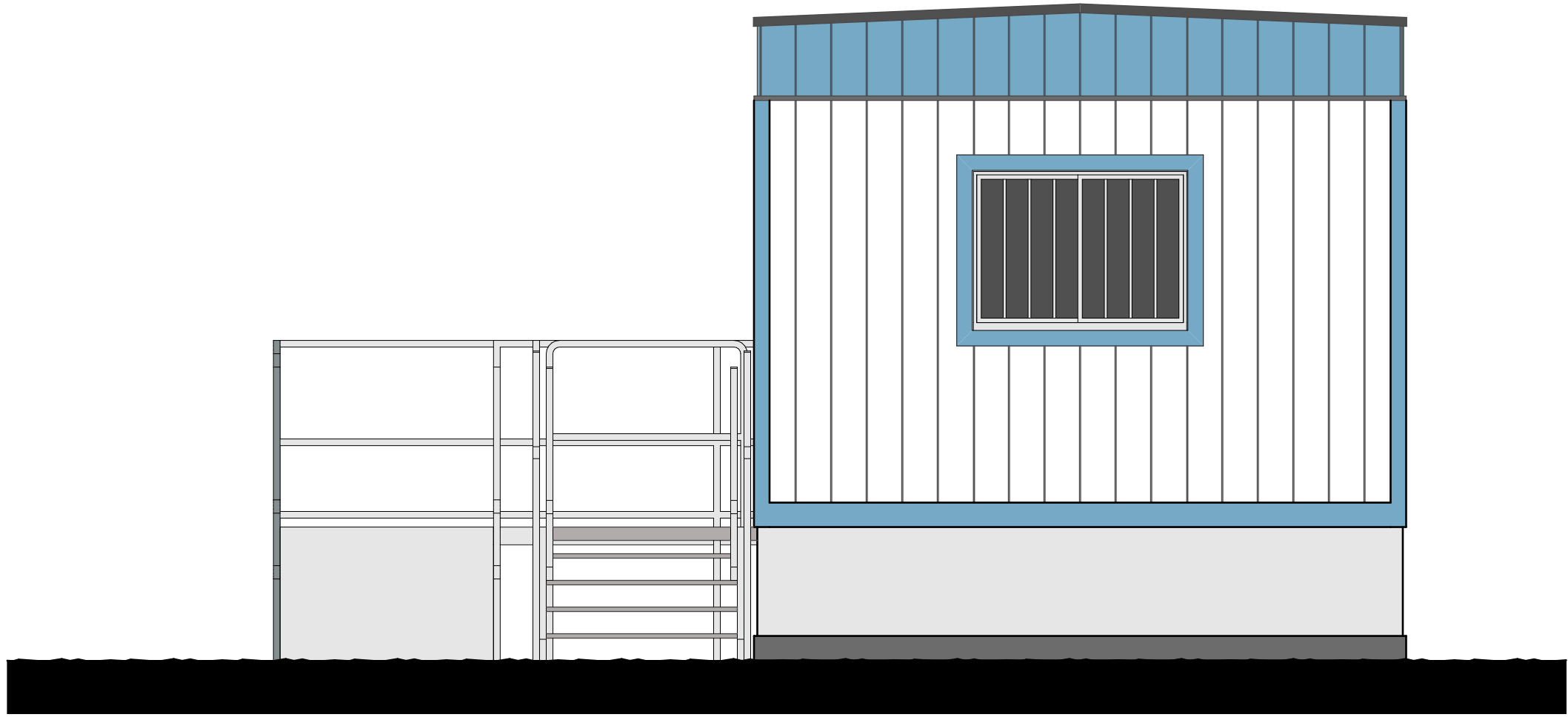
Drawing Number:

SD 2.2

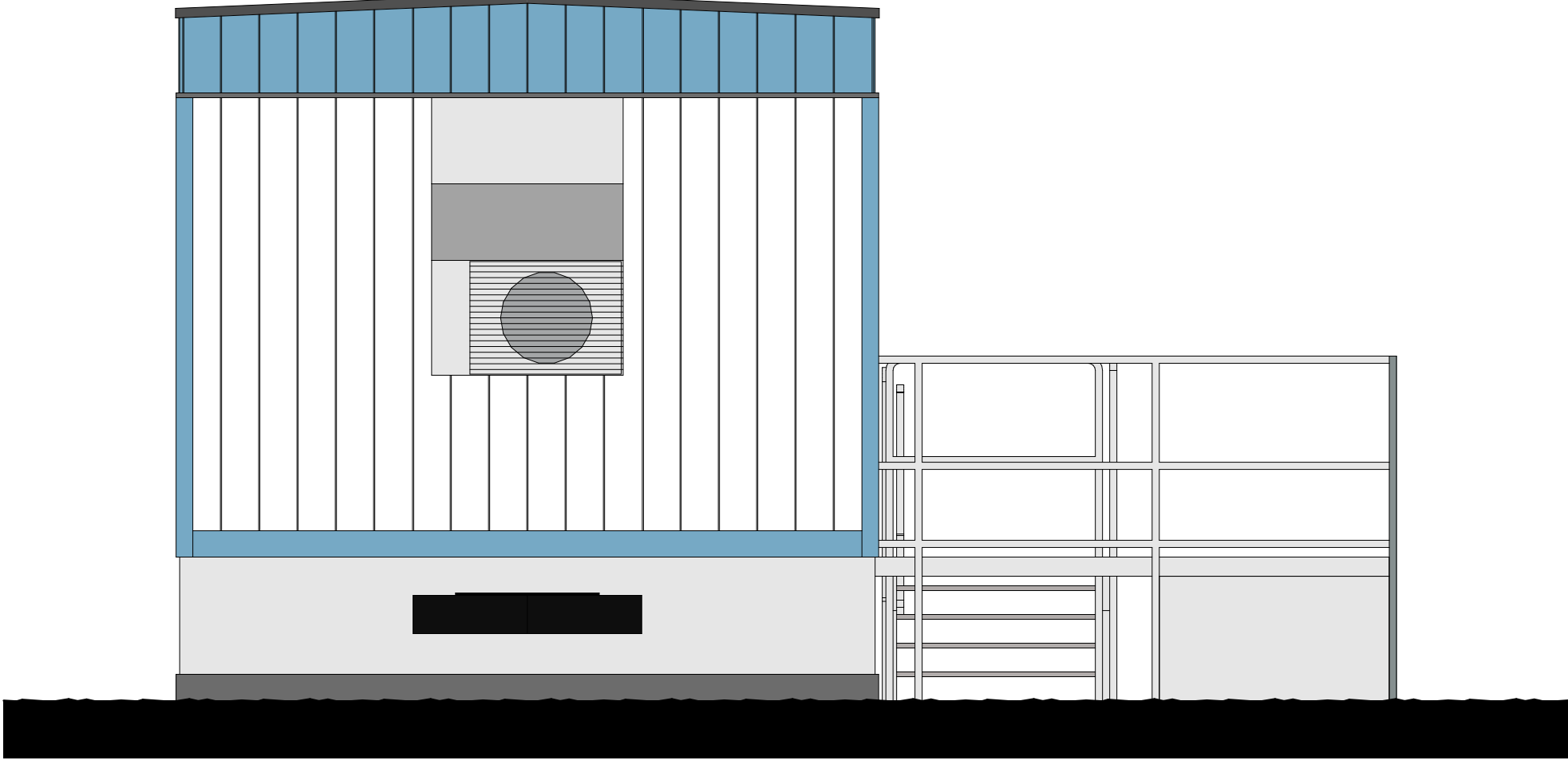
COPYRIGHT: OWNERSHIP OF THIS DOCUMENT: ALL IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF BEING DESIGN STUDIO, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.



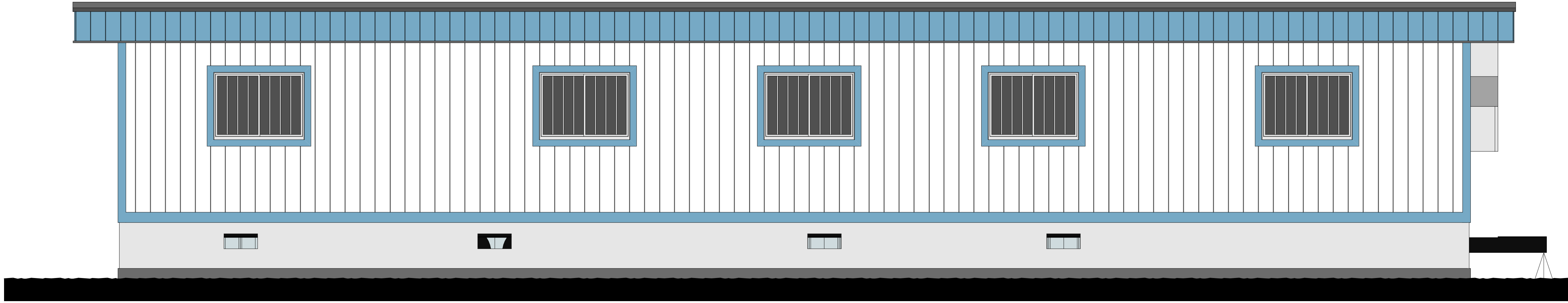
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



BEING
DESIGN STUDIO

133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: (951) 265.5477
Email: jorge@beingdesignstudio.com

Client Information:
VANTAGEAUCTIONS, INC.
521 SILVER STREET
LAKE ELSINORE, CA 92530
Contact: BRIAN MOENING
Tel: (951) 891-6474
Email: brian@vantageauctions.com

NO#	SUBMITTAL	REVISION	DATE
1	CUP		11/28/21

Project Title & Address:
VANTAGE AUCTIONS, INC. PAR
No: 2016-46 (CDR No. 2019-10)
LOCATED NORTHERLY OF FLINT STREET,
SOUTHERLY OF MINTHORN STREET, EASTERLY OF
CHANEY STREET, AND WESTERLY OF POE STREET
LAKE ELSINORE, CA 92530

Project No:
2118

Drawing Title
**EXISTING 60' OPERATIONS
OFFICE TRAILER: COLORED
EXTERIOR ELEVATIONS**

Drawing Number:

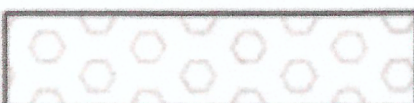
SD 3.2

LAND USE PLAN

VANTAGE AUCTIONS
521 SILVER STREET
LAKE ELSINORE, CA 92530

USE LEGEND

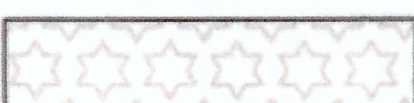
AUCTION AREA - MAIN YARD



AUCTION YARD - SECONDARY AREA



STORAGE AREA 1



STORAGE AREA 2



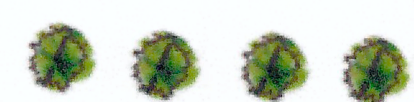
PARKING AND STORAGE AREA



EXISTING NATIVE LANDSCAPE
(No Irrigation Required)



EXISTING MATURE CONIFER
TREE LINE
(No Irrigation Required)



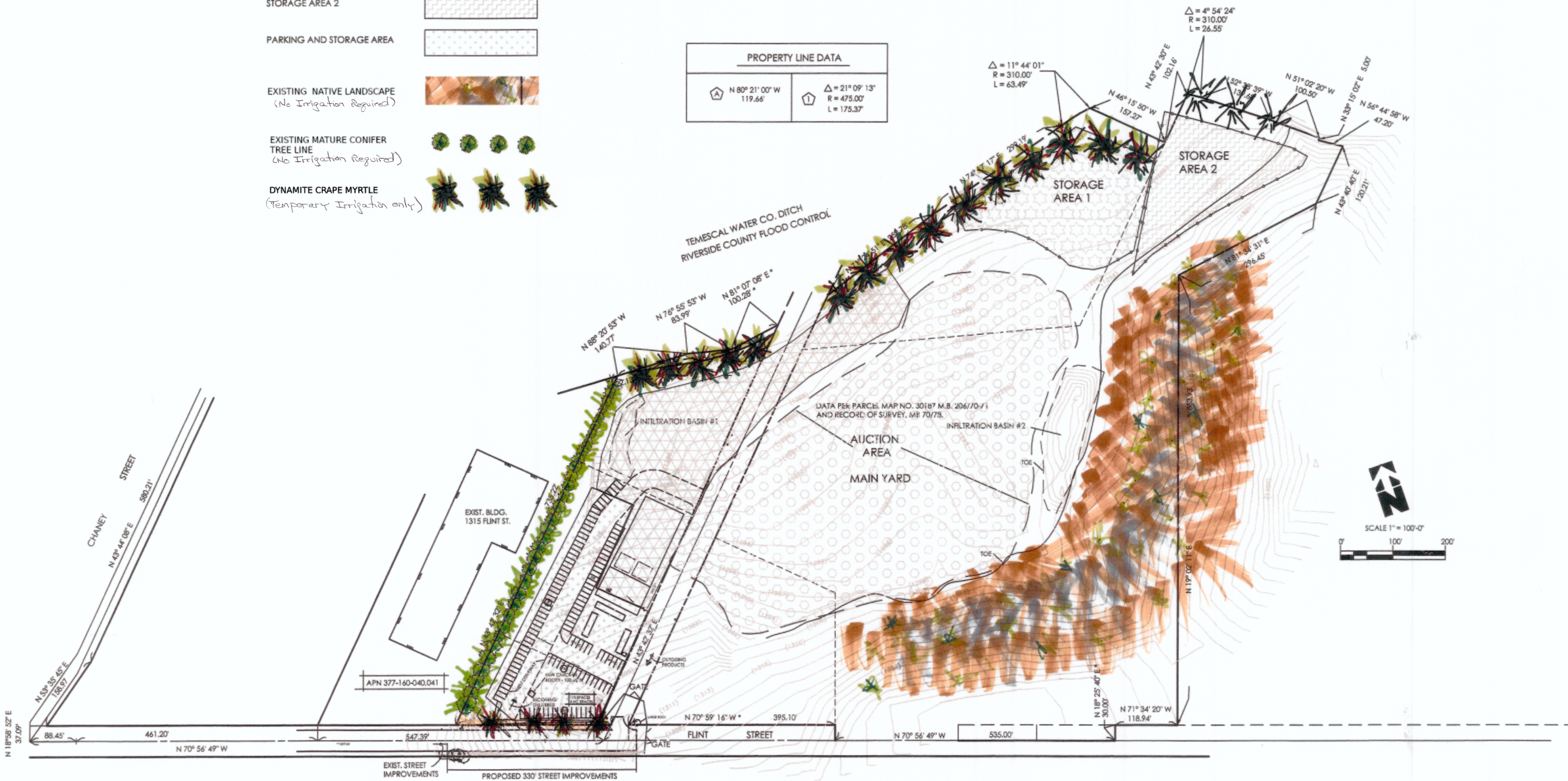
DYNAMITE CRAPE MYRTLE
(Temporary Irrigation only)



PROPERTY LINE DATA

N 80° 21' 00" W
119.66'

Δ = 21° 09' 13"
R = 475.00'
L = 175.37'



NOTES	
6/2017	ADD ESWIS.

APPLICANT/DEVELOPER
BRIAN MOENING
VANTAGE AUCTIONS, INC.
41856 IVY ST. #205
MURRIETA, CA 92562

SITE PLAN

521 SILVER STREET
LAKE ELSINORE, CA 92530

Morsch Engineering Co.

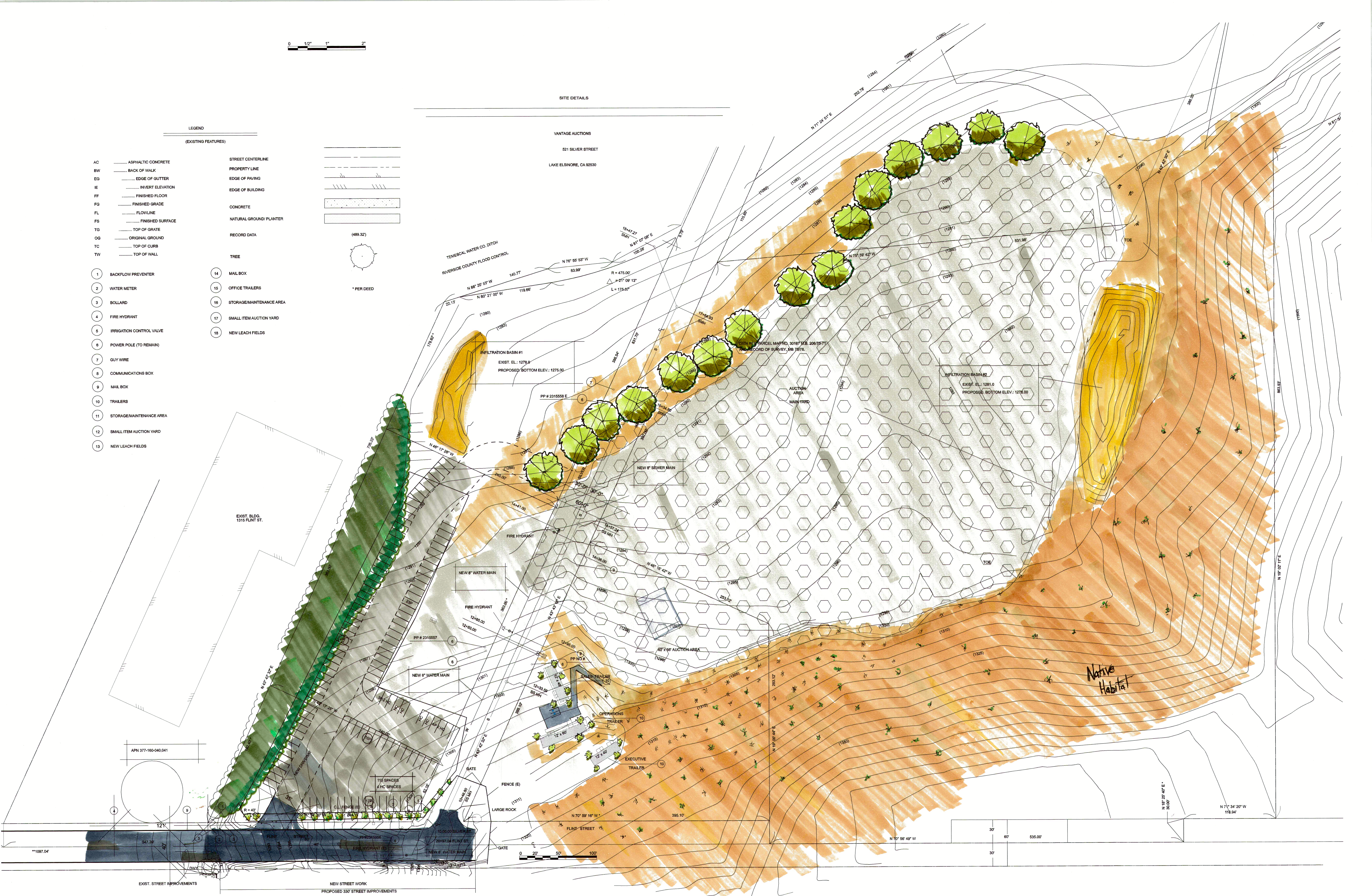
31500 GRAPE ST., STE. 3-170
LAKE ELSINORE, CA 92532
(951) 219-5352



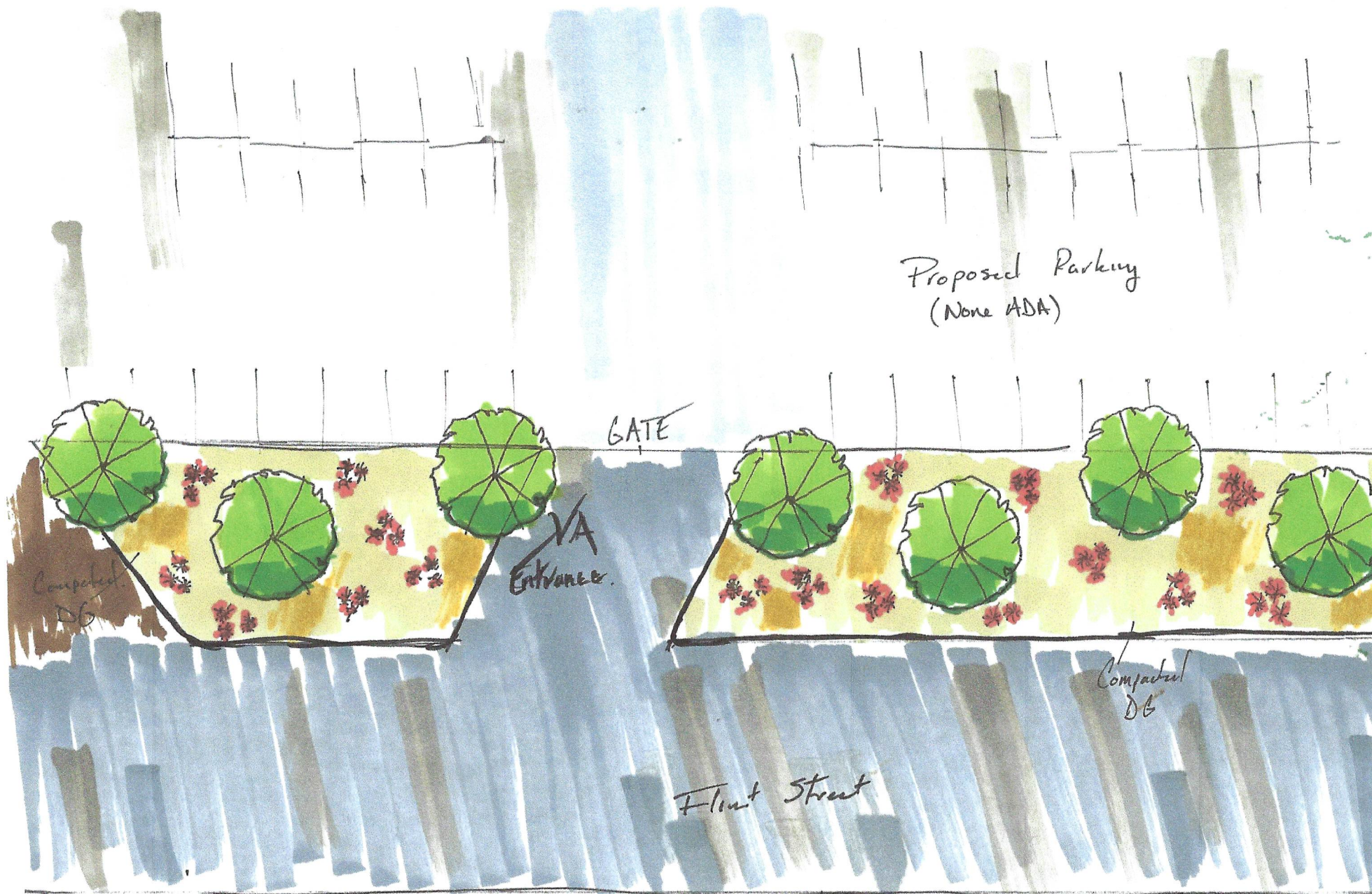
JOB NO. 515-18	BLDG. DEPT.
DRAWN BY L.E.M.	HEALTH
CHECKED BY R.B.M.	PRINT DATE 9-3-19

CONTENT OF SHEET
SITE PLAN
SHEET
2 OF 3

- LEGEND
- (EXISTING FEATURES)
- AC ASPHALTIC CONCRETE
BW BACK OF WALK
EG EDGE OF GUTTER
IE INVERT ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOWLINE
FS FINISHED SURFACE
TG TOP OF GRATE
OG ORIGINAL GROUND
TC TOP OF CURB
TW TOP OF WALL
- STREET CENTERLINE
PROPERTY LINE
EDGE OF PAVING
EDGE OF BUILDING
- CONCRETE
NATURAL GROUND/PLANTER
- RECORD DATA
- TREE
- 1 BACKFLOW PREVENTER
2 WATER METER
3 BOLLARD
4 FIRE HYDRANT
5 IRRIGATION CONTROL VALVE
6 POWER POLE (TO REMAIN)
7 GUY WIRE
8 COMMUNICATIONS BOX
9 MAIL BOX
10 TRAILERS
11 STORAGE/MAINTENANCE AREA
12 SMALL ITEM AUCTION YARD
13 NEW LEACH FIELDS
- 14 MAIL BOX
15 OFFICE TRAILERS
16 STORAGE/MAINTENANCE AREA
17 SMALL ITEM AUCTION YARD
18 NEW LEACH FIELDS









‘Lagerstroemia Dynamite’ - Crape Myrtle



Habit and Cultural Information

Evergreen: No
Flower Color: Red
Foliage Color: Green
Deciduous/Evergreen: Deciduous
Bloomtime: Summer
Height: 10-20 feet
Width: 20-25 feet
Exposure: Full Sun
Irrigation ([H2O Info](#)): Low Water

Lagerstroemia Dynamite- Crape Myrtle is draped in stunning panicles of red frilly flowers at the ends of the branches from early to late summer. It has attractive dark green foliage which emerges coppery-bronze in spring. The oval leaves are highly ornamental and turn orange in fall. The fruit is not ornamentally significant. It is a dense multi-stemmed deciduous tree with an upright spreading habit of growth. Its relatively fine texture sets it apart from other landscape plants with less refined foliage. This is a relatively low maintenance tree, and is best pruned in late winter once the threat of extreme cold has passed. It has no significant negative characteristics.



Hesperaloe Parviflora - Red Yucca



Habit and Cultural Information

Category: Succulent

Family: Agavaceae

Origin: Southwest (U.S.)

Evergreen: Yes

Flower Color: Rose

Bloomtime: Spring/Summer

Height: 3-4 feet

Width: 4-5 feet

Exposure: Full Sun

Irrigation (**H2O Info**): No Irrigation required

Winter Hardiness: < 0 °F

Hesperaloe parviflora (Red Yucca) - A stemless succulent with clumps of arching and spreading grass-like foliage to 3 to 4 feet tall and spreading wider than tall. The leathery long, narrow blue-green leaves have deep grooves and white fraying fibers along the margins and winter temperatures sometimes turn the foliage slightly purple. Clumps spread slowly to up to 6 feet wide. In late spring to mid-summer the clusters of rose-pink flowers are borne on tall red flower stalks to 5 feet long, that arch up and outward. These flowers, opening from the bottom up, are quite attractive to hummingbirds. Individual rosette only flower once and are replaced by younger ones with old plants appearing to be closely packed grass-like clumps but are actually clusters of separate but closely-spaced rosettes with the oldest flowering rosettes towards the center and younger vegetative rosettes towards the outside.



Pennisetum Massaicum - Red Bunny Tails Fountain Grass



Habit and Cultural Information

Category: Grass
Family: Poaceae (Graminaea) (Grasses)
Evergreen: Yes
Origin: Africa, East (Africa)
Flower Color: Red
Bloomtime: Spring/Summer
Height: 1-2 feet
Width: 1-2 feet
Exposure: Sun or Shade
Irrigation ([H2O Info](#)): Medium Water
Winter Hardiness: 0-10° F

Pennisetum massaicum (Red Bunny Tails Fountain Grass) - A well-behaved and very attractive evergreen (in mild climates) fountain grass that reaches to 18 to 24 inches tall by as wide with narrow mid green leaves that arch over gracefully and in late spring and summer arise the 2 foot tall flower stalks with tight, but fat, spikes of flowers, that are at first red and age to a nice tan, held above the foliage. Plant in full sun to light shade and give occasional to regular irrigation. Evergreen in mild climates and cold hardy but deciduous down to around 5 ° F (USDA 7) and tolerant of near coastal conditions.



Michael Carroll V.P. Operations
Eco Planet Landscaping
135 W. Sumner Ave. Lake Elsinore, CA 92530

License Number: 945068
michael@ecoplanetlandscaping.com
www.ecoplanetconsultinggroup.com

Commencing on December 1, 2019 Eco Planet Landscaping initiated invasive species removal in the southern portion of Vantage Auctions at 1101 W. Flint St. Lake Elsinore. Over the course of this time, Eco Planet hand removed and chemically treated all invasive species establishing a successful native habitat section of growth. The overall goal was to keep the success of the mining reestablishment and further create a habitat for wildlife to thrive. Since completing this reestablishment period, Eco Planet has noted less than 1% regrowth of invasive species and is able to quickly eliminate this regrowth to further endured future success. Vantage Auctions has hired Eco Planet Landscaping for an ongoing weekly landscape maintenance contract to ensure a successful habitat for future longevity. At this period in time, Eco Planet Landscaping and Vantage Auction has met all criteria that California Fish and Wildlife will require for native habitat.