

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California

Thursday 9:30 A.M., July 11, 2019

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

City of Riverside
4080 Lemon Street, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

Live Streaming of the meeting will be available during the meeting on our website at www.rcaluc.org.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

JACQUELINE COCHRAN REGIONAL AIRPORT

- 2.1 ZAP1046TH19 - Kohl Ranch Company, LLC "Thermal Beach Club" (Representative: Melissa Perez, Albert A. Webb Associates) - County of Riverside Planning Case Nos. TTM 37269 (Tentative Tract Map) and PP 180037 (Plot Plan). Tentative Tract Map No. 37269 is a proposal to divide 117.8 acres within two existing parcels with a total area of 307.12 acres located southerly of 64th Avenue, easterly of Tyler Street, northerly of 66th Avenue, and westerly of Polk Street into 210 residential lots that will accommodate 326 dwelling units. All of the lots will have a net area not exceeding 8,712 square feet (0.2 acre). 128 lots will accommodate individual single-family residences. 65 lots will accommodate duplexes (two unit structures). 17 lots will accommodate four-unit structures (four-plexes). Additional lots will accommodate a surf lagoon, village area with clubhouse buildings, reservoir, and drainage areas. Plot Plan No. 180037 is a proposal to establish a surf lagoon with wave making capabilities on 21 acres and to develop a clubhouse village area consisting of four buildings with a combined floor area of 34,400

square feet. Anticipated uses of the clubhouse buildings include a restaurant, kitchen facilities, bar, spa, exercise facilities, swimming pool, deck, retail uses, and administration. The project is proposed under the name "Thermal Beach Club" (Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). Continued from June 13, 2019. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: NEW ITEMS

MARCH AIR RESERVE BASE

- 3.1 ZAP1368MA 19 - Daniel Duenas (Representative: Miguel A. Villasenor, Inland Valley Surveying)- County of Riverside Case No. PM37627 (Tentative Parcel Map). A proposal to divide a 3.62 gross acre property located at 19655 Camino Del Sol, southerly of Cajalco Road and westerly of Seaton Avenue, into two single-family residential lots. (There are already two homes on the property.) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 3.2 ZAP1370MA 19 - Froylan Damas (Representative: YMW Design, Vanessa Roeder) - County of Riverside Case No. PM37625 (Tentative Parcel Map). A proposal to divide a 3.4 gross acre property located on the southwest corner of Hawthorne Avenue and Carroll Street into 3 single family residential lots (Airport Compatibility Zone C2 High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.3 ZAP1089FV19 - MHS 98, LLC (Representative: VSL Engineering) - City of Murrieta Case Nos. GPA2018-1762 (General Plan Amendment), ZC2018-1763 (Zone Change), DP2018-1761 (Development Plan). A proposal to establish a 234 dwelling unit multi-family residential complex on 8.37 acres located northerly of Rising Hill Drive, westerly of Highway 79 Winchester Road, easterly of Date Street, and southerly of Murrieta Hot Springs Road. The applicant also proposes amending the City's General Plan designation of the site from Commercial to Multi Family Residential and changing the site's zoning from Community Commercial to Multi-Family 3 (Airport Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

BERMUDA DUNES AIRPORT

- 3.4 ZAP1078BD19- Smartlink, LLC (Representative: Chris Doheny) - City of Palm Desert Case No. CUP19-0002. A proposal to establish a 65 foot tall "monopalm" wireless communications facility with a 286 square foot equipment shelter area on 0.71 acres located southerly of Country Club Drive, westerly of Washington Street, and northerly and easterly of Harris Lane (Assessor's Parcel Number 632-070-052) (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

REGIONAL

- 3.5 ZAP1038RG19 - City of Menifee (Representative: Lisa Gordon) - Comprehensive Development Code Update and New Zoning Map. A proposal by the City of Menifee to adopt a Comprehensive Development Code, consisting of new Zoning, Subdivision, and Grading Ordinances, and a new Zoning Map to bring zoning of properties into consistency with their General Plan designations. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area and Compatibility Zone E of the Perris Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

- 3.6 ZAP1039RG19 - County of Riverside (Representatives: Robert Flores and Peter Hersh, Riverside County Planning Department) - County of Riverside Planning Case No. CZ 190012 (Ordinance Amendment). A County-initiated proposal to amend Ordinance No. 348 to comply with State law and implement the 2018 Eight Year Action Plan Update included in the Riverside County General Plan's Housing Element. Certification of the Housing Element by the State of California Housing and Community Development was contingent in part upon adoption of these follow-up ordinance changes. This amendment would: (1) allow up to 12 units or spaces for use by a single family or household, or a group quarters with up to 36 beds, as a "by-right" permitted use on any lot zoned R-R, R-A, A-1, A-2, A-P, A-D, C-V, WC-W, WC-WE, WC-E or WC-R; (2) amend the permitted uses and development standards of the R-7 and MU zones; (3) revise Section 18.18 regarding accessory structures; (4) change references to "second units" to "accessory dwelling units," amend the development standards for these units to comply with State law, and allow them as a "by-right" use, except in prohibited areas; (5) incorporate provisions and procedures to allow for density bonuses; (6) clarify that supportive and transitional housing is to be allowed on the same basis as any other housing units; (7) define single room occupancy units and allow them with a conditional use permit in the C-1 /C-P and MU zones; and (8) add definitions of "accessory dwelling unit," "employee housing," "supportive housing," and "transitional housing." (Countywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 Election of Commission Officers

4.3 Resolution No. 2019-03 (Document Retention Policy)

5.0 **APPROVAL OF MINUTES**

June 13, 2019

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0 **COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: July 11, 2019

CASE NUMBER: ZAP1089FV19 - MHS 98, LLC (Representative: VSL Engineering)

APPROVING JURISDICTION: City of Murrieta

JURISDICTION CASE NO: GPA2018-1762 (General Plan Amendment), ZC2018-1763 (Zone Change), DP2018-1761 (Development Plan)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, and find the proposed Development Plan CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: A proposal to establish a 234 dwelling unit multi-family residential complex on 837 acres. The applicant also proposes amending the City's General Plan designation of the site from Commercial to Multi Family Residential and changing the site's zoning from Community Commercial to Multi-Family 3.

PROJECT LOCATION: The site is located northerly of Rising Hill Drive, westerly of Highway 79 Winchester Road, easterly of Date Street, and southerly of Murrieta Hot Springs Road, approximately 6,145 feet southwesterly of the southerly end of Runway 18-36 at French Valley Airport.

LAND USE PLAN: 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zone D
- c. Noise Levels: Below 55 CNEL

BACKGROUND:

Residential Density: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D, which restricts residential densities to either 0.2 dwelling units per acre or above 5.0 dwelling units per acre. The project proposes 234 units on 8.37 acres, which results in an overall density of 28 dwelling units per acre, which is consistent with Zone D residential density criteria.

Non-Residential Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D, which restricts non-residential intensity to an average of 150 people per acre and a maximum of 450 people in any given single acre. The project proposes a 3,100 square foot clubhouse and 2,200 square foot pool area, which would accommodate an occupancy of 354 people, resulting in an average intensity of 42 people per acre, and a single acre intensity of 354 people, both of which are consistent with the Compatibility Zone D intensity criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone D (highly noise-sensitive outdoor non-residential uses and hazards to flight).

Noise: The French Valley Compatibility Plan depicts the site as being located outside the 55 CNEL contour range from aircraft noise. Therefore, no special mitigation of noise from aircraft is required to comply with applicable noise thresholds.

Part 77: The elevation of Runway 18-36 at its southerly terminus is 1,340 feet above mean sea level (AMSL). At a distance of approximately 6,145 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,401 feet AMSL. The site's maximum pad elevation is 1,145 feet AMSL. With a maximum building height of 49 feet, the top point elevation would be 1,194 feet (more than 100 feet below the runway elevation). Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

Open Area: The site is located within Compatibility Zone D of the French Valley Airport Influence Area, which requires projects 10 acres or larger to designate 10% of project area as ALCC qualifying open area that could potentially serve as emergency landing areas. Since the overall project size is less than 10 acres, the open area requirement is not applicable to this project.

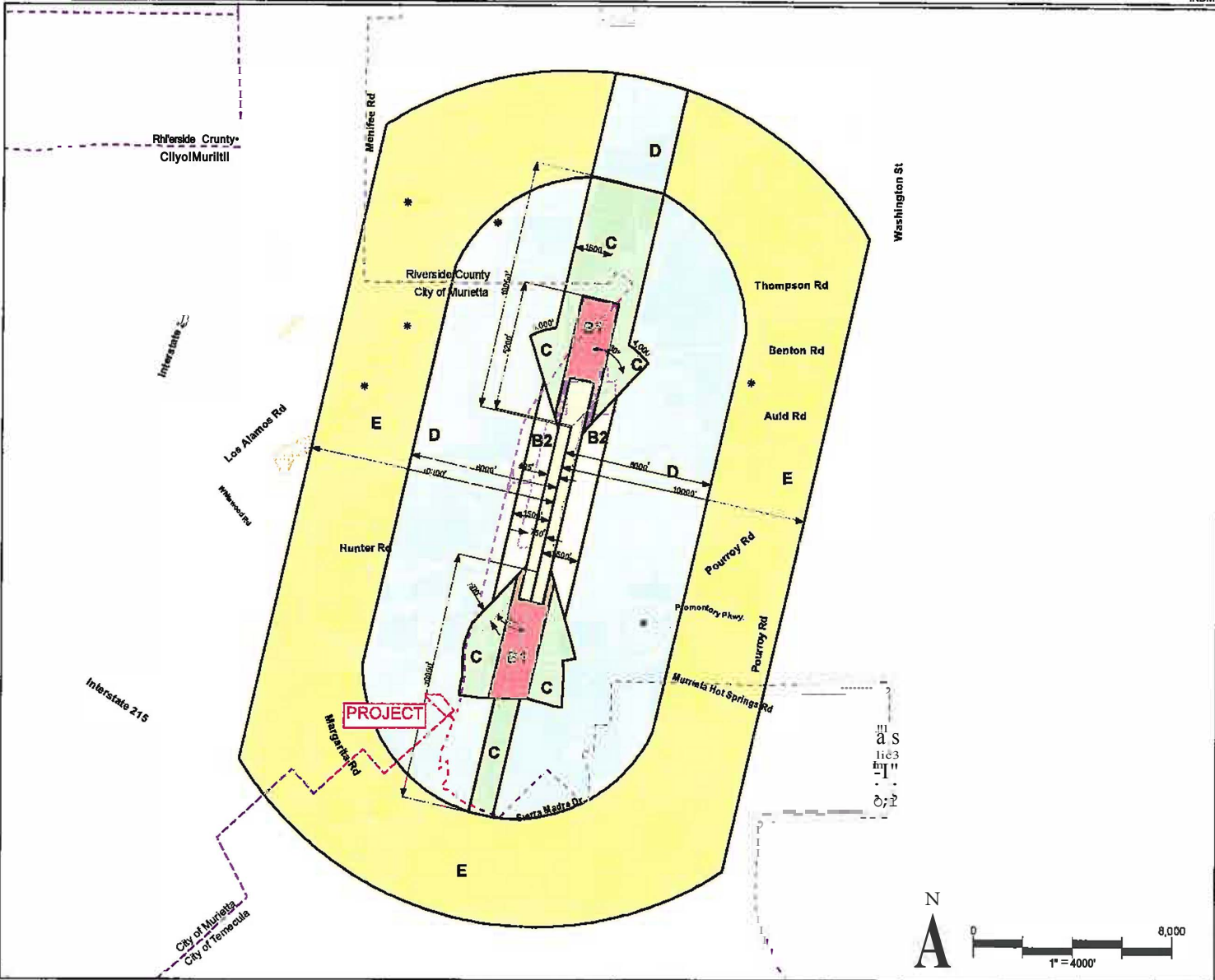
General Plan Amendment/Zone Change: The proposed Multi-Family Residential General Plan designation and zoning would be as, or more consistent, with the Compatibility Plan than the existing designation, as long as the project is consistent with the underlying compatibility criteria.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed buildings, and shall be recorded as a deed notice.
4. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around detention basins that would provide food or cover for birds, would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

NOTICE OF AIRPORT IN... VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example.: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)
(13)(A)



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - City Limits
 - HT Height Review Overlay Zone

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with F.M. airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission

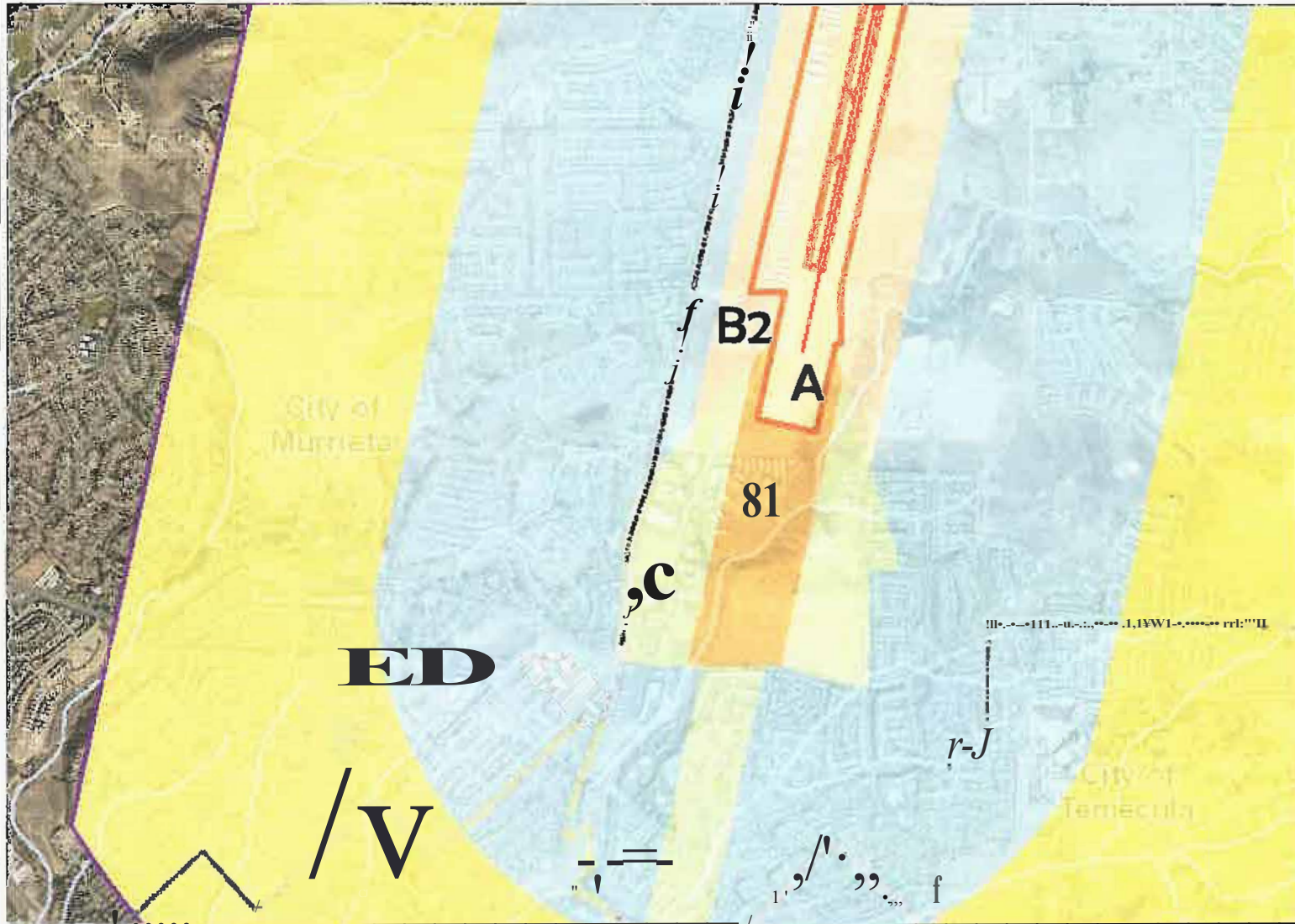
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**

(April 2010)

Map FV-1

Compatibility Map
French Valley Airport

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- 81
- 81-APZ I
- 81-APZ 1-EXC1
- 81-APZ II
- 81-APZ 11-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (this source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

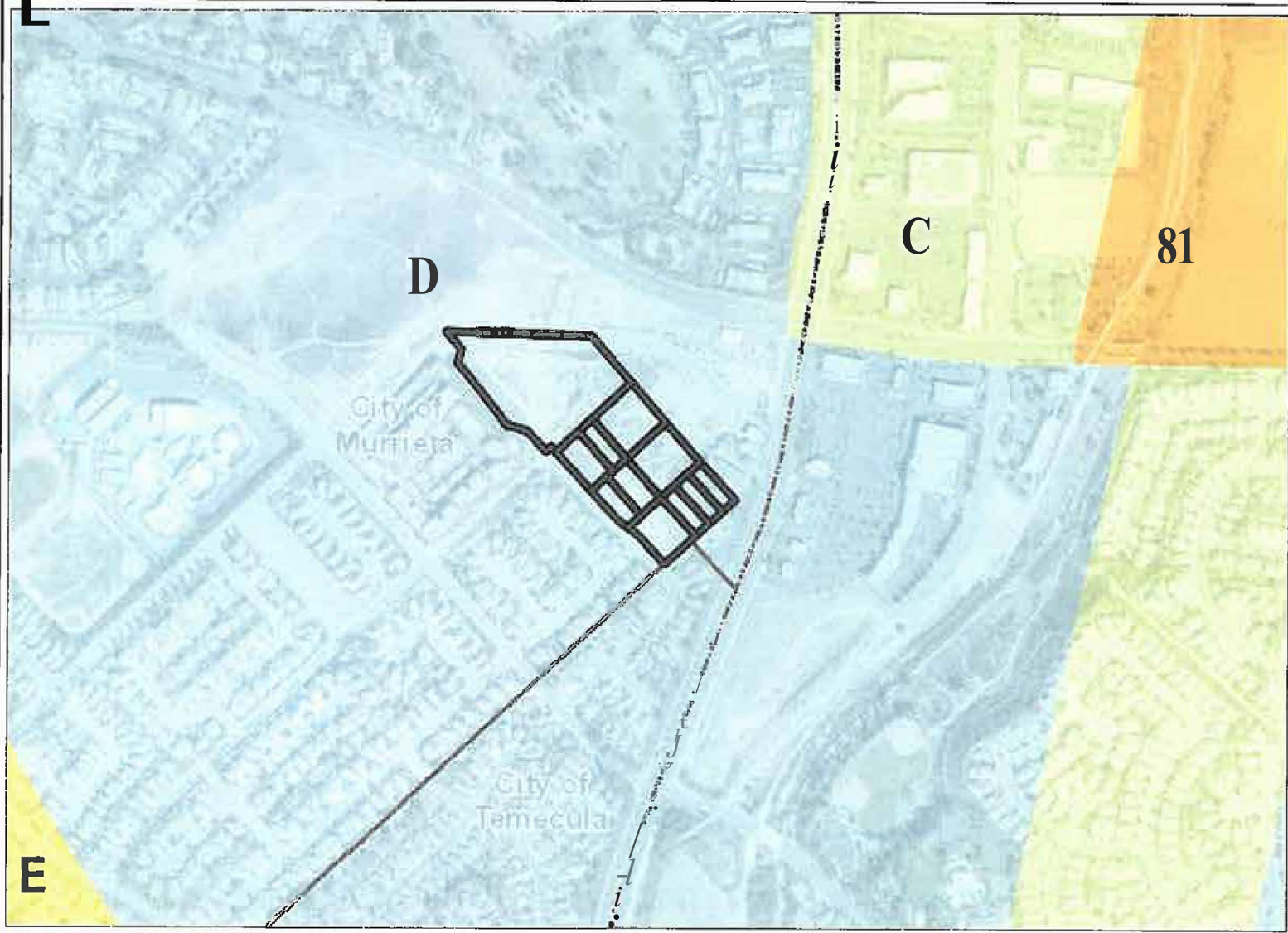
Notes



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Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- 81
- 81-APZ I
- 81-APZ I-EXC1
- 81-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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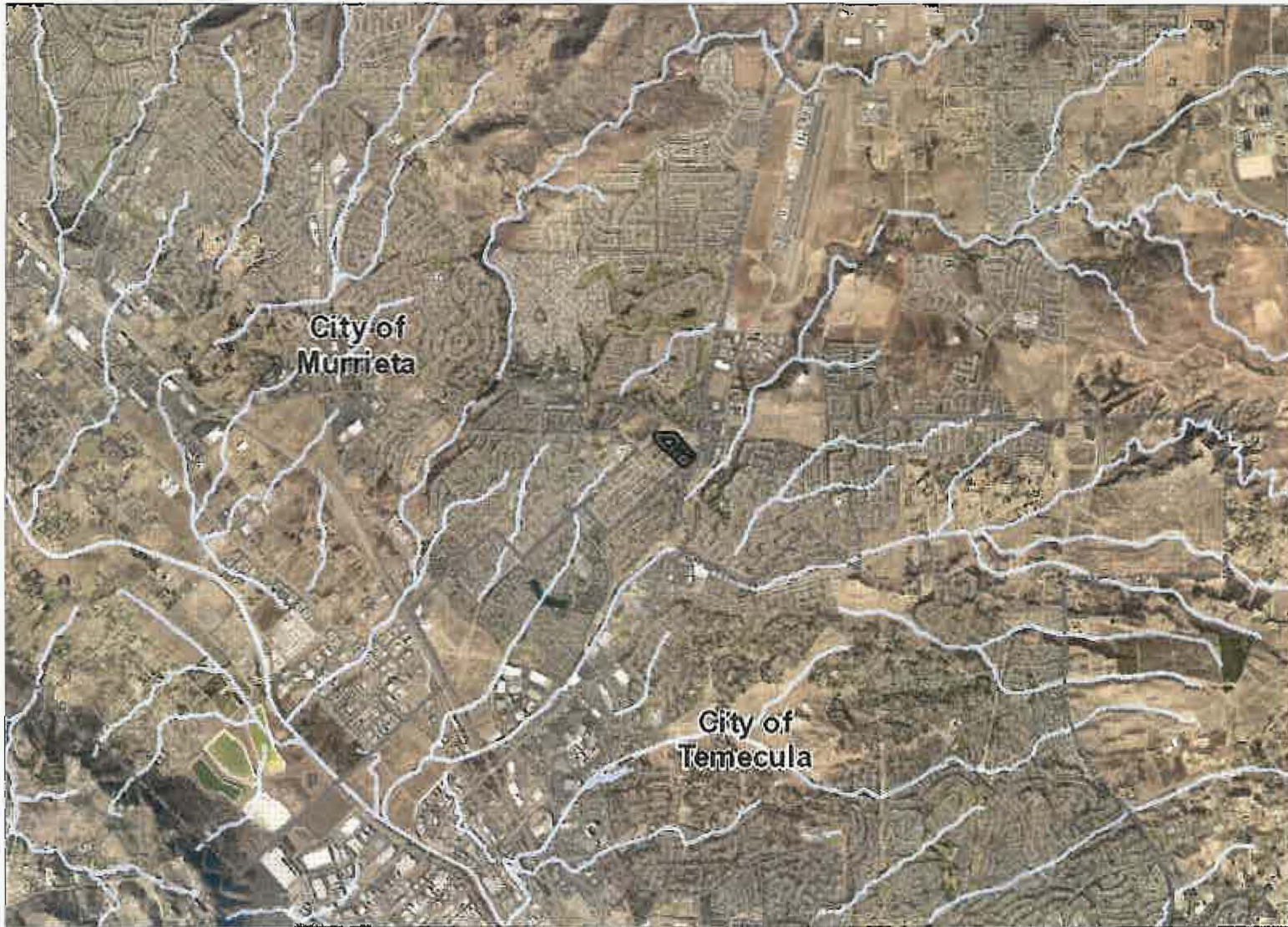


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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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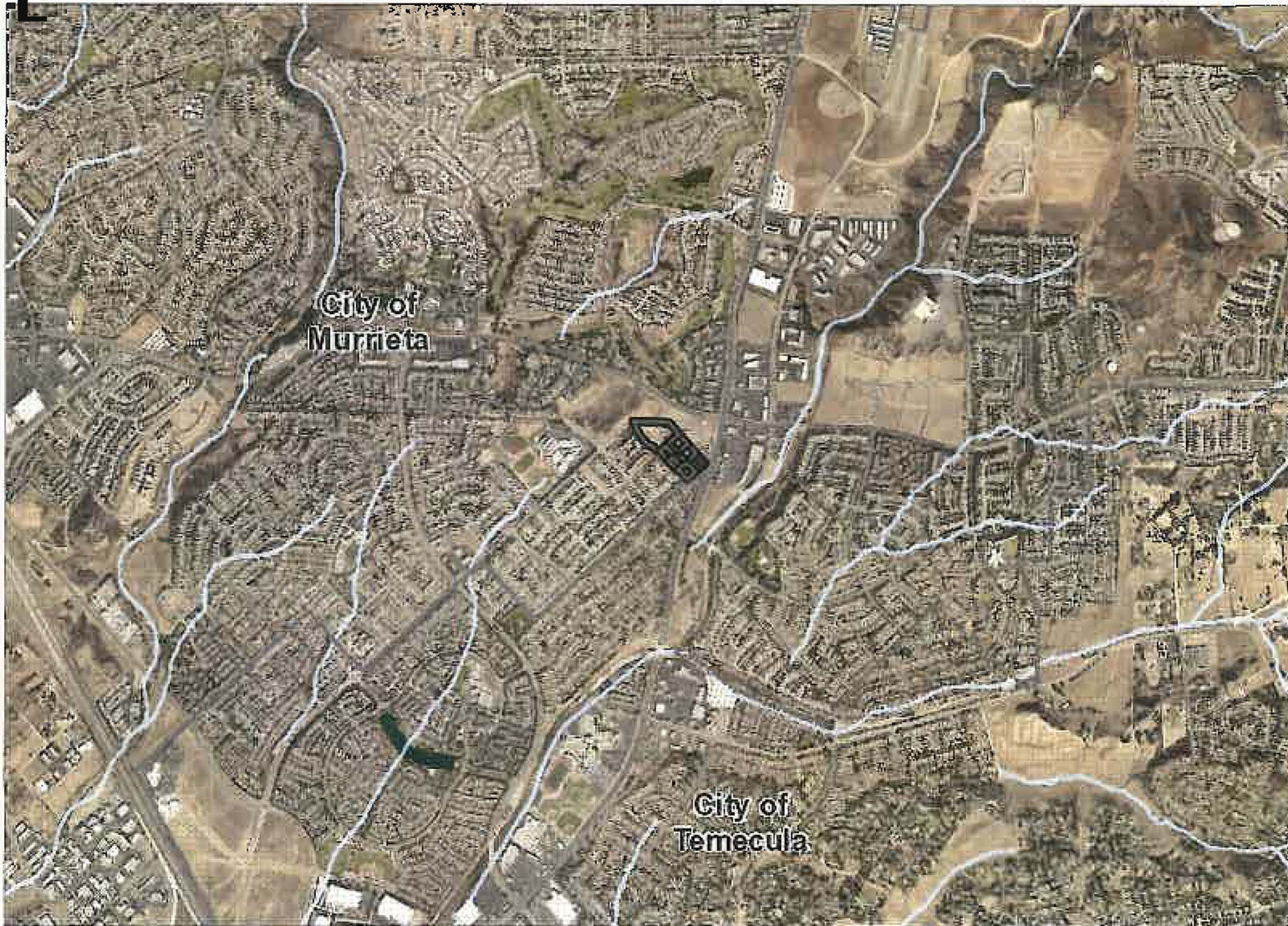
Notes



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◆ Riverside County GIS

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

0 3 6,064 Feet




REPORT PRINTED ON ... 4/17/2019 7:33:00 AM

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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

Notes



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0 758 1,516 Feet

REPORT PRINTED ON: 4/17/2019 7:33:17 AM

111 Riverside County GIS

APPLICANT:

TIERRA NOVA CONSULTANTS
SITVE GALVEZ
31938 TEMECULA PARKWAY, FA369
TEMECULA, CA. 92592
951-297-8120

EXHIBIT PREPARES:

VSL ENGINEERING
RICHARD VALOZ
31105 TEMECULA PARKWAY, f129
TEMECULA, CA. 92592
951-296-3930

MURRIETA APARTMENTS GENERAL PLAN AMENDMENT GP-2018-1762 CITY OF MURRIETA, CALIFORNIA

LAND OWNERS:

- DHL INVESTMENTS
SITVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92563
- TANOR MOTORSPORTS
1133 N RAMONA BLVD.
SAN JACINTO, CA. 92592
- MHS 98
31938 TEMECULA PARKWAY, FA369
TEMECULA, CA. 92592
951-297-8120

ASSESSOR PARCEL NUMBERS:

913-210-005, 913-210-006, 913-210-007
913-210-010, 913-210-011, 913-210-012
913-210-01J, PORTION OF 913-210-032,
91J-210-DJJ, 91J-210-034 AND 913-210-035

ZONING AND LAND USE:

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: MULTI-FAMILY J
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

PROJECT DESCRIPTION

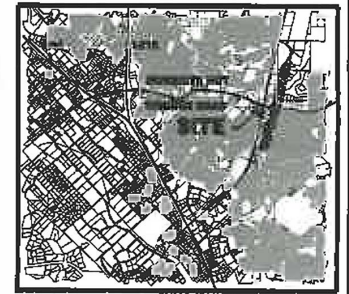
THE PROJECT PROPOSES TO DEVELOP A 214 UNIT MULTI-FAMILY COMMUNITY NEAR THE SW CORNER OF MURRIETA HOTSPRINGS ROAD AND WINOESIR ROAD. THE PROPOSED PROJECT INCLUDES APPLICATIONS FOR CHANGE OF ZONING DEVELOPMENT PLAN AND GENERAL PLAN AMENDMENT. APPLICANT PROPOSES CONSTRUCTION OF SIX (6) 3-STORY MULTI-FAMILY BUILDINGS, ONE (1) 4-STORY MULTI-FAMILY BUILDING, ONE (1) COMMUNITY SWIMMING POOL, ALIENATED LANDSCAPING PARKING, AND INFRASTRUCTURE IMPROVEMENTS. THE CHANGE OF ZONING PROPOSES TO CHANGE THE ZONING CLASSIFICATION ON THE ENTIRE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY RESIDENTIAL 3. THE GENERAL PLAN AMENDMENT PROPOSES TO CHANGE THE EXISTING COMMERCIAL LAND DESIGNATIONS TO MULTI-FAMILY RESIDENTIAL.

SITE DATA:

GROSS AREA = 107 ACRES
NET AREA = 7.8 ACRES

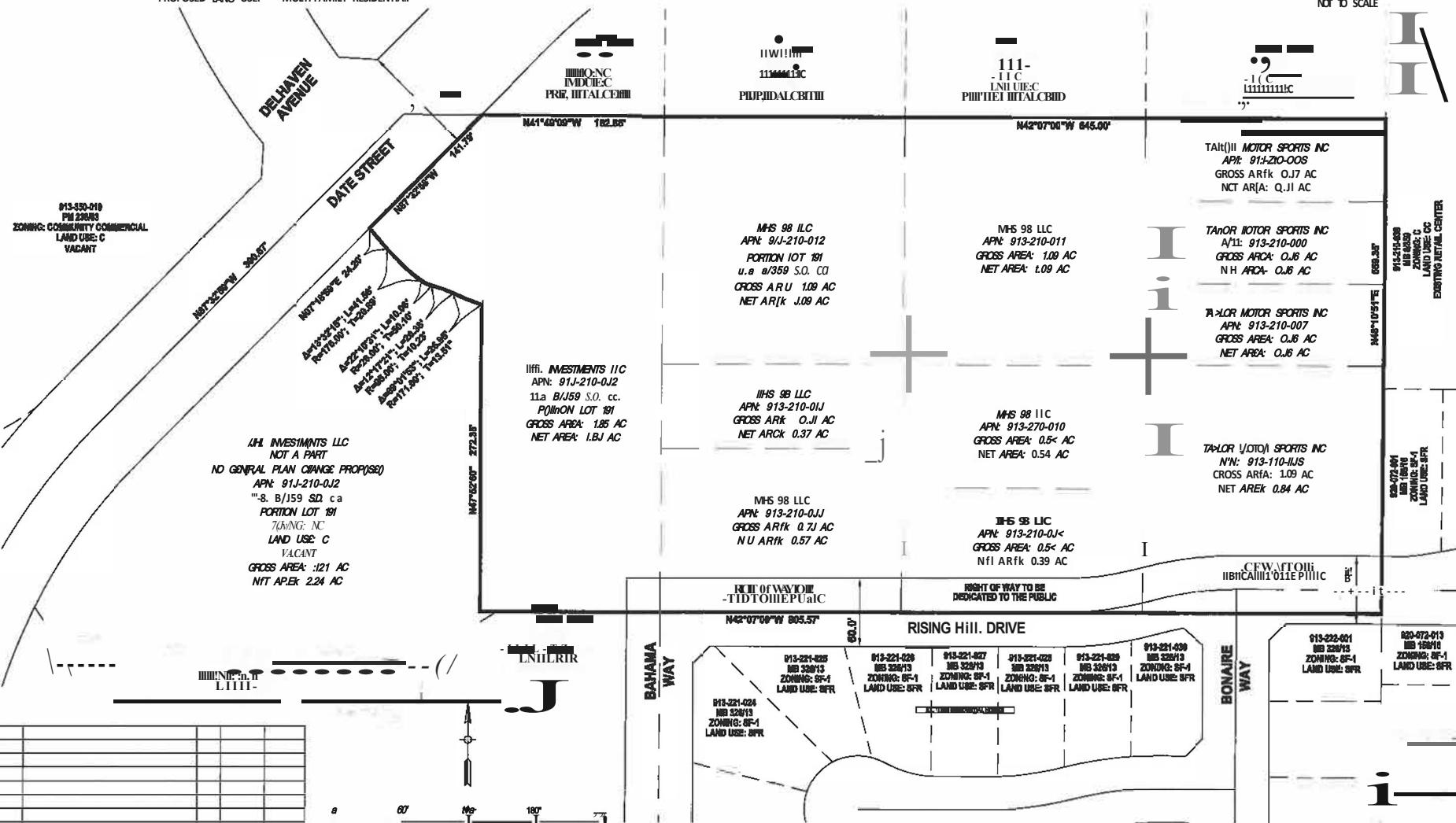
NOTE:

THIS PLAN IS NOT MEAN A SPECIFIC PLAN.

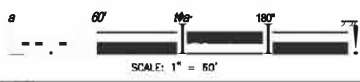


VICINITY MAP

2018 THOMAS BROS. PG. 928, J6 & J7
SECT. 24, T7S, R1W
NOT TO SCALE



DATE	INITIAL	REVISION DESCRIPTION	SHEET NO.	DATE	INITIAL



APPLICANT:

TERRA NOVA CONSULTANTS
 STEVE GALVEZ
 31938 TEMECULA PARKWAY, FA369
 TEMECULA, CA. 92592
 951-297-8120

EXHIBIT PREPARES:

YSI ENGINEERING
 RICHARD VALDEZ
 31605 TEMECULA PARKWAY, j129
 TEMECULA, CA. 92592
 951-296-3930

MURRIETA APARTMENTS CHANGE OF ZONE · ZC-2018-1763 CITY OF MURRIETA, CALIFORNIA

LAND OWNERS:

- 1) OHL INVESTMENTS
 STEVE GALVEZ
 P.O. BOX 1152
 TEMECULA, CA. 92563
- 2) TAYLOR MOTORSPORT;
 1131 N RAMONA BLVD.
 SAN JAONTO, CA. 92592
- 3) MFS 96
 31936 TEMECULA PARKWAY, FA369
 TEMECULA, CA. 92592
 951-297-8120

ASSESSOR PARCEL NUMBERS:

913-210-005, 913-210-006, 913-210-007
 913-210-010, 913-210-011, 913-210-012
 913-210-013, PORTION OF 913-210-032,
 913-210-033, 913-210-034 AND 913-210-035

ZONING AND LAND USE:

DOSTING ZONING: NEIGHBORHOOD COMMERCIAL
 PROPOSED ZONING: MULTI-FAMILY 3
 EXISTING LAND USE: COMMERCIAL
 PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

PROJECT DESCRIPTION

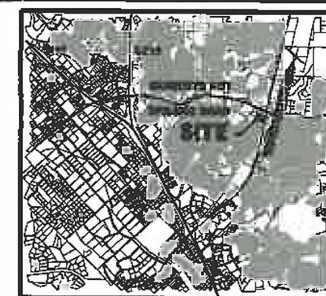
THE PROJECT PROPOSAL IS FOR A 200 UNIT MULTI-FAMILY COMMUNITY NEAR THE SOUTH/EAST CORNER OF MURRIETA HIGHWAY 78 AND WINCHESTER ROAD. THE PROPOSED PROJECT INCLUDES APPLICATIONS FOR CHANGE OF ZONE, DEVELOPMENT PLAN, AND GENERAL PLAN AMENDMENT. APPLICANT PROPOSES CONSTRUCTION OF X (8) 3-TORY MULTI-FAMILY BUILDINGS, TWO (2) 4-STORY MULTI-FAMILY BUILDINGS, WITH CARHOUSE SWIMMING POOL, AVENUE, LANDSCAPING, PARKING, AND INFRASTRUCTURE IMPROVEMENT. THE CHANGE OF ZONE PROPOSES TO CHANGE THE ZONING CATEGORION ON THE ENTIRE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY RESIDENTIAL. THE GENERAL PLAN AMENDMENT PROPOSES TO CHANGE THE EXISTING COMMERCIAL LAND USE DESIGNATIONS TO MULTI-FAMILY RESIDENTIAL.

SITE DATA:

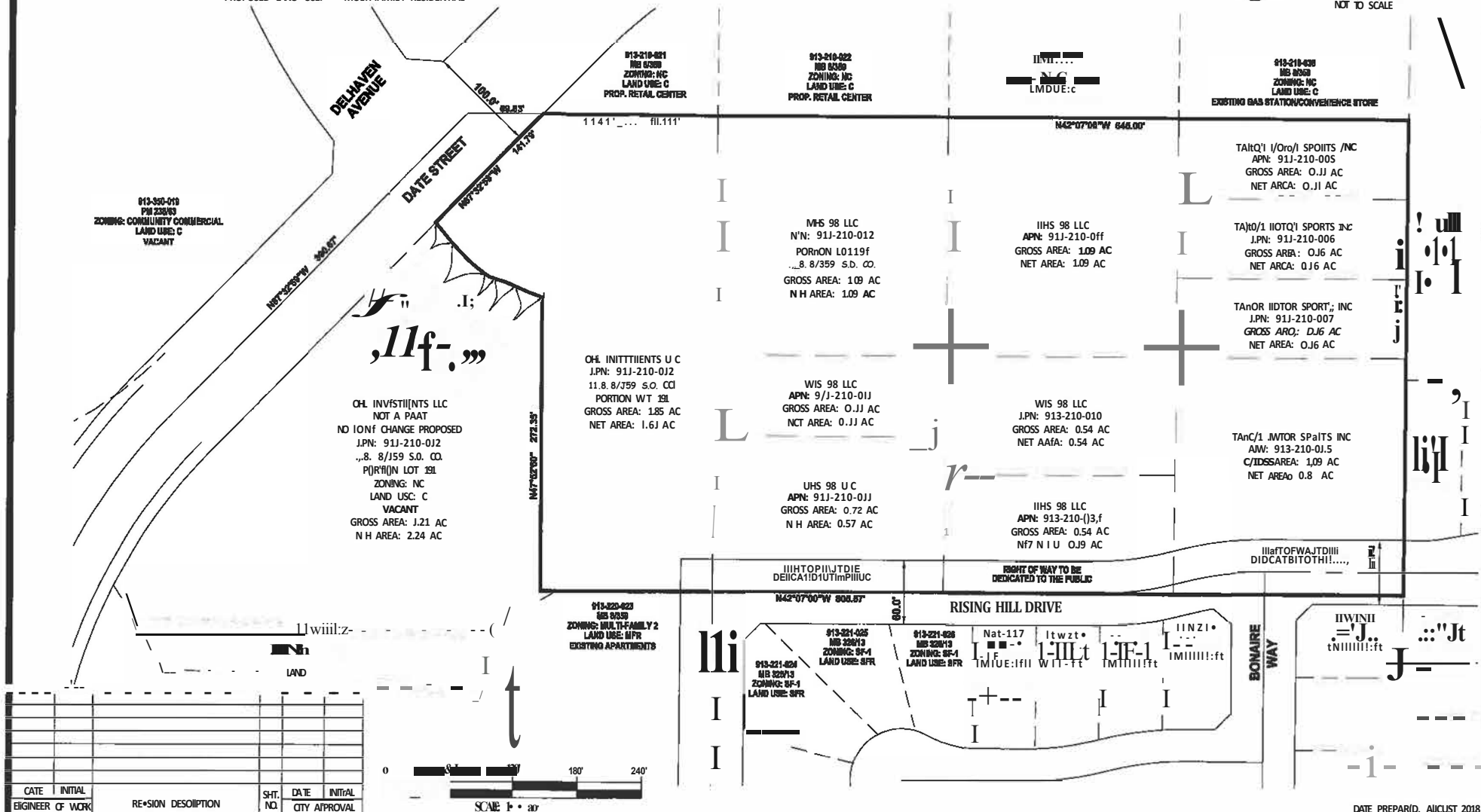
GROSS AREA = 217 ACRES
 NET AREA = 78 ACRES

NOTE:

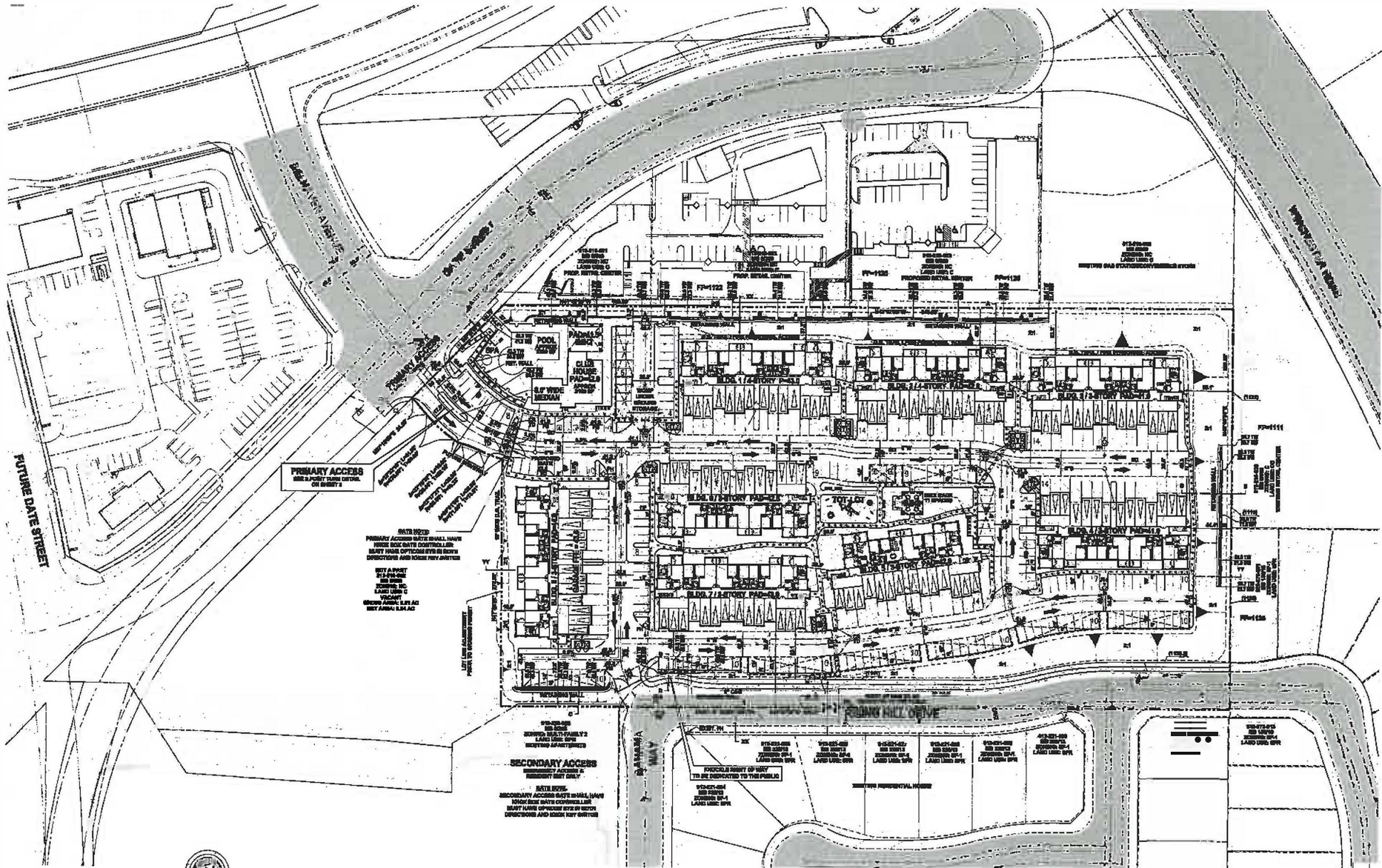
THIS PLAN IS NOT WITHIN A SPECIFIC PLAN.



VICINITY MAP
 2018 THOMAS BROS. PG. 928, 16 & 17
 SECT. 24, 175, 180
 NOT TO SCALE



CATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	



PRIMARY ACCESS
SEE EASEMENT NOTES ON SHEET 2

NOTE:
PRIMARY ACCESS DRIVE SHALL HAVE
FENCE GATE CONTROLLED
BY THE HOA OPERATOR IN BOTH
DIRECTIONS AND SHALL HAVE
CONCRETE CURBS
SEE EASEMENT NOTES
FOR MORE
DETAILS
SEE EASEMENT NOTES
FOR MORE
DETAILS

SECONDARY ACCESS
SEE EASEMENT NOTES ON SHEET 2

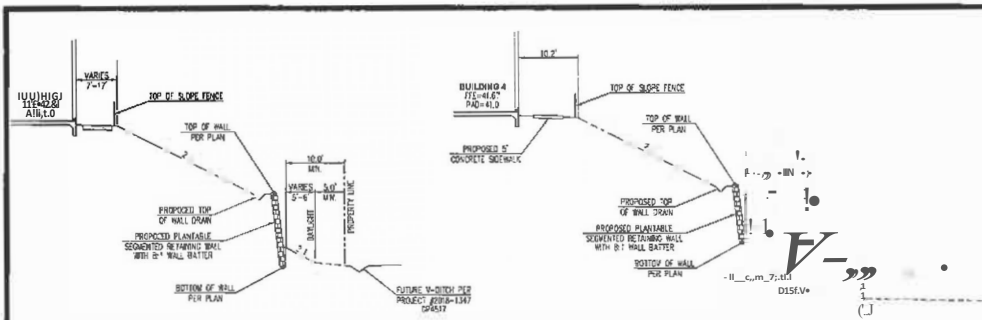
NOTE:
SECONDARY ACCESS DRIVE SHALL HAVE
CONCRETE CURBS CONTROLLED
BY THE HOA OPERATOR IN BOTH
DIRECTIONS AND SHALL HAVE
CONCRETE CURBS

EASEMENT NOTES:

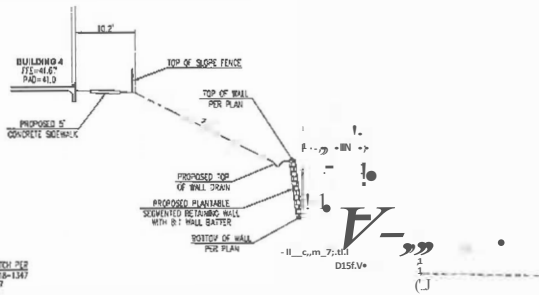
- 1. AN EASEMENT PER INSTRUMENT NO. 1991-39969.
- 2. AN EASEMENT PER INSTRUMENT NO. 2002-84955.
- 3. AN EASEMENT PER INSTRUMENT NO. 2002-84956.
- 4. AN EASEMENT PER INSTRUMENT NO. 2002-84957.



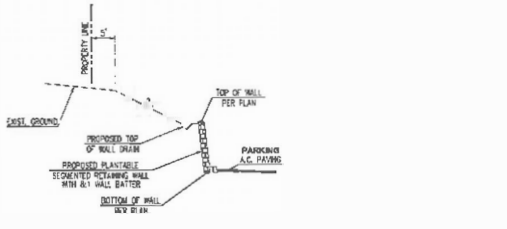
- NOTES:**
1. NO EXISTING STRUCTURES (BUILDINGS, WALLS, FENCES, GATES, ETC.) ON THE SUBJECT PROPERTY.
 2. NO KNOWN EXISTING SUB-SURFACE STRUCTURES ON THE SUBJECT PROPERTY.
 3. TOTAL LOT DRAINAGE SHALL BE CAPTURED AND DISCHARGED THROUGH DRAIN POINTS TO THE SEWER QUALITY SYSTEM THROUGHOUT THE SITE.



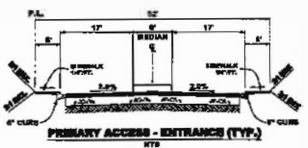
SECTION A-A



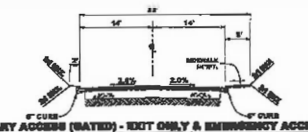
SECTION B-B



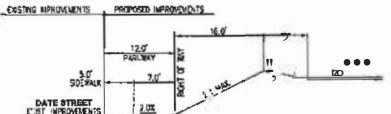
SECTION C-C



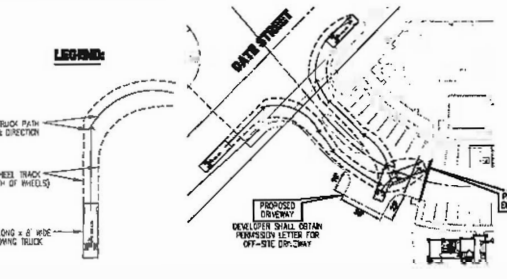
PRIMARY ACCESS - ENTRANCE (TYP.)



SECONDARY ACCESS (BATTER) - KIDT ONLY & EMERGENCY ACCESS (TYP.)



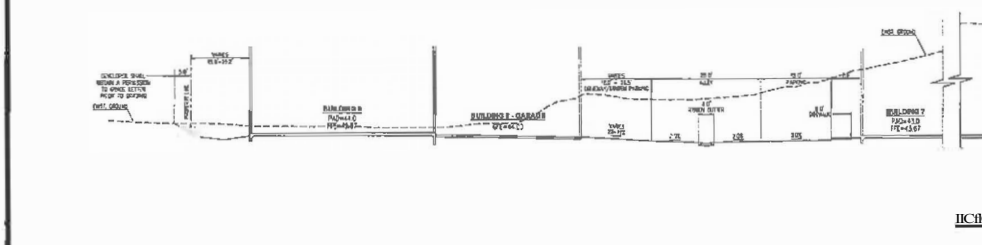
SECTION IIII



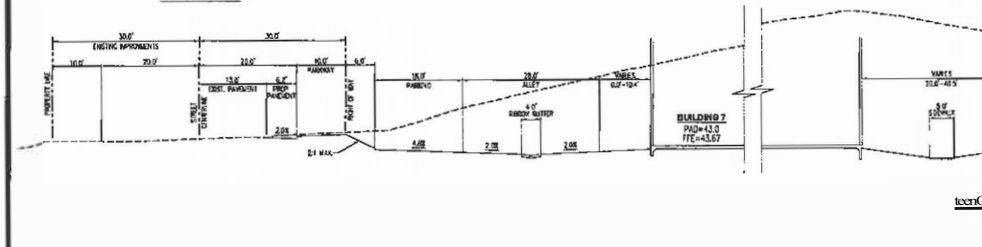
LEGEND

LEGAL DESCRIPTION (CONT.)

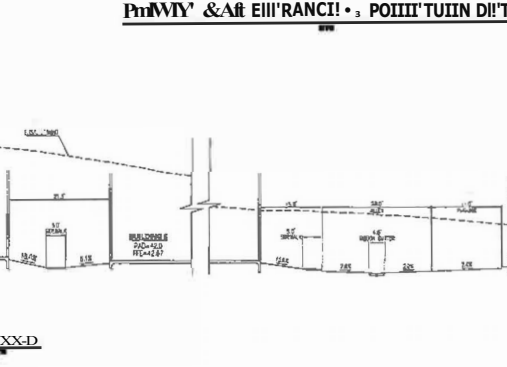
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 PART 100: ...



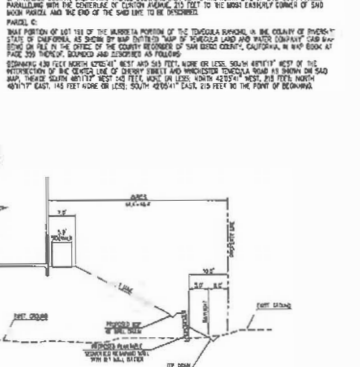
SECTION XX-D



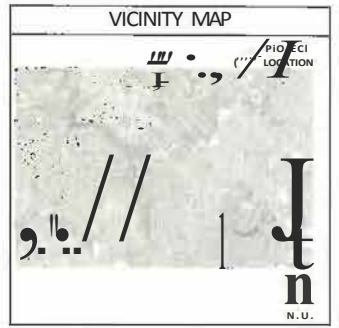
SECTION YY-E



SECTION XX-E



SECTION XX-F



NOTE:
 THESE ARCHITECTS SHALL BE PLACED A MINIMUM OF 4 FEET FROM ANY EXISTING UTILITY OR CONDUIT. THE ARCHITECTS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS PRIOR TO CONSTRUCTION.

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MURRIETA SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
 2. THE ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MURRIETA.
 3. THE ARCHITECTS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS PRIOR TO CONSTRUCTION.
 4. THE ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MURRIETA.
 5. THE ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MURRIETA.

NOTE: ALL SHRUBS AND SLOPE IRRIGATION SHALL BE DRIPTYPE IRRIGATION AS MOUNTED IN GALLONS PER HOUR.

CONCEPTUAL PLANT LEGEND

PLANT	SPACING	PLANT FACTOR
DATE STREET	24' BOX	LOW
PAIS MARRICA	24' BOX	MED
RCSJHLDLDFJ	24' BOX	MED
LALHRSRDMWINKA	24' BOX	MED
SIMVASCUM11ZORANUM	MIN. 12' BOX	AS SHOWN
LEPNBAOUCOLNUN	22' BOX	MED
PLUM NACHO-UAMISMOUL	22' BOX	MED
ALMIVARNO	1' BOX	MED
INGMOLL, TL, MNIR	1' BOX	MED
PHUS BRADFORD	1' BOX	MED
LANDSCAPE DESIGN	2' BOX	MED
FRUS JCA	2' BOX	MED
FRUS JCA	2' BOX	MED
FRUS JCA	2' BOX	MED
FRUS JCA	2' BOX	MED
FRUS JCA	2' BOX	MED

ACCENT TREES	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
1. LAGIMTO RINJHICA	CHERRY MOBILE	10' O.C.	AS SHOWN	MED
2. OLEA PIAPAGAA	OLIVE	10' O.C.	AS SHOWN	MED
3. PERINA CERAPBIA	PURPLE PLUM	24' BOX	AS SHOWN	MED
4. AC PINNIAIK, JUL	SEYFERTS WAX	1 GALLON	70' O.C.	MED
5. LUGPAPINCHIA CIR	KANGAROO P. W.	5 GALLON	10' O.C.	MED
6. CSURULPIA	MITE-ACKWOOD	5 GALLON	10' O.C.	MED
7. CARBEMOT VILBOB	EDWARD SCOTLE BERRY	5 GALLON	10' O.C.	MED
8. OIRSEJULI	FORGIBLY	5 GALLON	10' O.C.	MED
9. BACURPUBUS	ILVERBOW	5 GALLON	10' O.C.	MED
10. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED
11. GULLJUNDO	13WJALI	5 GALLON	10' O.C.	MED
12. NEMHOCUWH	CANBY	5 GALLON	10' O.C.	MED
13. NEMHOCUWH	CANBY	5 GALLON	10' O.C.	MED
14. IUCUCUWH	ROSE HUR	5 GALLON	10' O.C.	MED
15. GUTLEWH	ROSE HUR	5 GALLON	10' O.C.	MED
16. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED
17. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED
18. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED
19. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED
20. IUDM JUBT	13WJALI	5 GALLON	10' O.C.	MED

GROUND COVERS	COMMON NAME	SPACING	PLANT FACTOR
1. GSECHPEM	DWARF COYORH	4-1' O.C.	LOW
2. COOALSH D, GANNE	CHERRY MOBILE	10' O.C.	MED
3. CULSUNWJIS	OLIVE	10' O.C.	MED
4. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
5. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
6. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
7. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
8. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
9. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
10. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
11. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
12. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
13. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
14. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
15. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
16. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
17. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
18. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
19. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED
20. (WJLIW)	EDWARD SCOTLE BERRY	11' O.C.	MED

LANDSCAPE CONCEPT PLAN FOR: MURRIETA APARTMENTS
 Terra Nova Consultants

CITY OF MURRIETA

DATE PREPARED BY: [Signature]
 PROJECT: MURRIETA APARTMENTS
 ADDRESS: 1137 S. GARDNER CIR., NORTH 1140 TEMECULA, CA 92590
 PHONE: 761-296-3430
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

NO.	DATE	DESCRIPTION
1	11/15/2019	ISSUED FOR PERMITTING
2	11/15/2019	ISSUED FOR PERMITTING
3	11/15/2019	ISSUED FOR PERMITTING
4	11/15/2019	ISSUED FOR PERMITTING
5	11/15/2019	ISSUED FOR PERMITTING
6	11/15/2019	ISSUED FOR PERMITTING
7	11/15/2019	ISSUED FOR PERMITTING
8	11/15/2019	ISSUED FOR PERMITTING
9	11/15/2019	ISSUED FOR PERMITTING
10	11/15/2019	ISSUED FOR PERMITTING

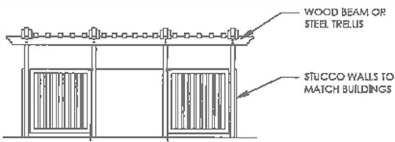
crw.u • i-r
 CQNOIPNU LANDSCAPE PLAN
 DP-4013-17(L)
 MURRIETA APARTMENTS



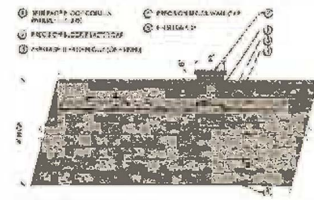
RECREATION / POOL/ CLUBHOUSE AREA
12,799 sf (0.29 acres)



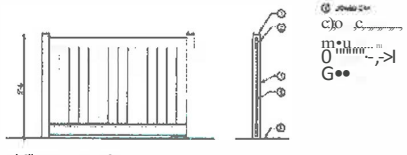
TOT LOT AND PICNIC AREA
9,493 sf (0.21 acres)



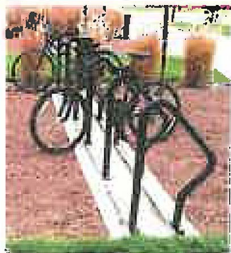
TYPICAL TRASH ENCLOSURE 1/4"=1'0"



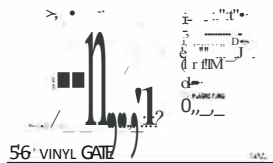
SPLIT-FACE BLOCK WALL
COLOR: "TAN"



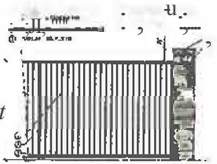
5'-6" VINYL FENCE
COLOR: "WHITE"



BKE RACKS (19)



56" VINYL GATE
COLOR: "WHITE"



5'-6" TUBULAR STEEL FENCE
STEEL COLOR: "BLACK" • FINISH COLOR: "TAN"



ENTRY MONUMENT

LANDSCAPE CONCEPT PLAN FOR: MURRIETA APARTMENTS

Terra Nova Consultants

CITY OF MURRIETA

		EXISTING PREPARED BY: DA/10 NEAULT ASSOCIATES (18th ENERPRISE CIRCLE NORTH) FT O TERRENOVA, CA 91721 916.151.516		CITY OF MURRIETA DP-2017M711 MURRIETA - UTILITY PLAN	
PREPARED BY: DATE: CHECKED BY: DATE: DESIGNED BY: DATE:	REVIEWED BY: DATE: APPROVED BY: DATE:	PROJECT NO.: SHEET NO.: TOTAL SHEETS:	SCALE: DATE:	CITY OF MURRIETA DATE:	SHEET NO.: TOTAL SHEETS:

DAU BOARD PD.1, 2019

3' CITY LIMITS 1'4"

GONCEPHIAL LMDIA:CAP III PLAN
DP-2017M711
MURRIETA - UTILITY PLAN

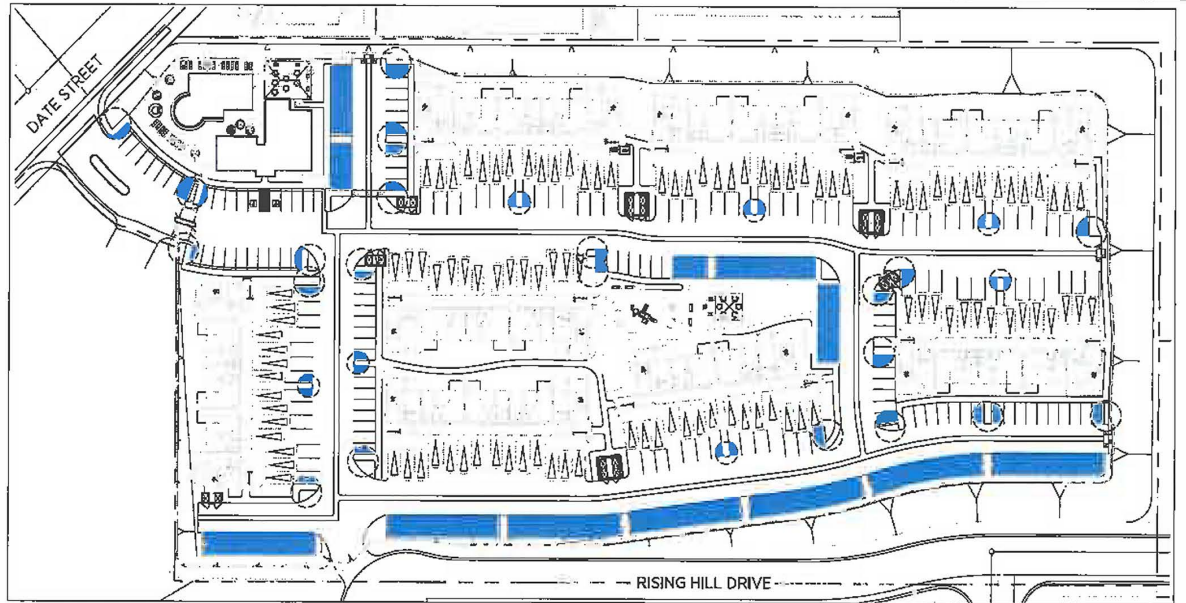
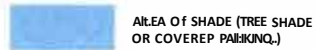
DATE: 10/11/17
SCALE: 1"=10'
SHEET NO.: L-3

PARKING SHADE CALCULATIONS

TOTAL PARKING SPACES: 312
 TOTAL COVERED SPACES: 284
 TOTAL OPEN SPACES: 284

SHADE AREA COVERED SPACES: 4,172 S.F.
 SHADE AREA OPEN SPACES (TREE SHADE): 3,444 S.F.

REQUIRED PARKING AREA: 15,884 S.F. x 50' = 30,942 S.F. • 15,471 S.F. REQ'D, SHADE
 TOTAL SHADE PROVIDED = 19,558 S.F.

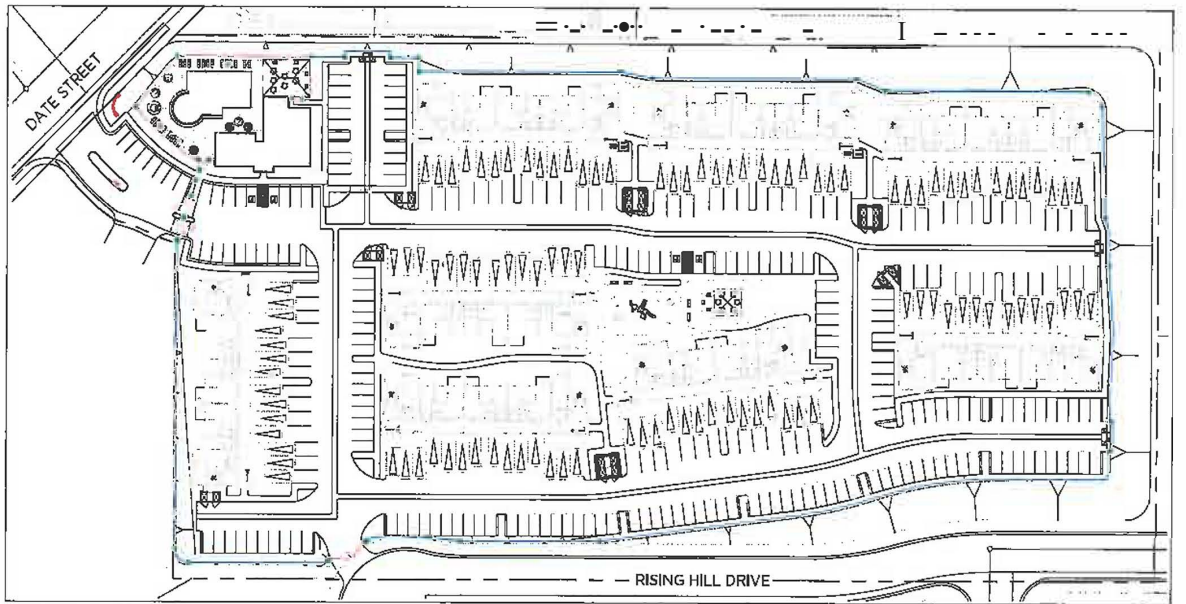


PARKING SHADE PLAN

WALL AND FENCE LEGEND

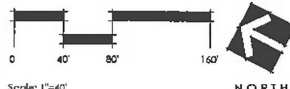
- PUNIER WALL: 6' HIGH SPLIT-FACE BLOCK WALL - COLOR "TAN"
- TUBE STEEL VIEW FENCE: 6" HIGH TUBE STEEL - COLOR "BLACK" / SPLIT-FACE PILASTERS - COLOR "TAN"
- TUBE STEEL GATE: 6' HIGH TUBE STEEL - COLOR "BLACK" / STACK-STONE VENEER PILASTERS W/ COLORED CONCRETE CAP
- TUBE STEEL GATE: 6' HIGH TUBE STEEL - COLOR "BLACK" / SPLIT-FACE PILASTERS - COLOR "TAN"
- SPLIT-FACE PILASTERS - COLOR "TAN"
- PROJECT ENTRY MONUMENT WALL - SEE IMAGE SHEET 3
- GATE KEY PAD AND DIRECTORY WALL - STUCCO TO MATCH BUILDINGS - COLORED CONCRETE CAP

SEE SHEET 3 FOR WALL AND FENCE DETAILS



WALL AND FENCE PLAN

LANDSCAPE CONCEPT PLAN FOR:
MURRIETA APARTMENTS
 Terra Nova Consultants

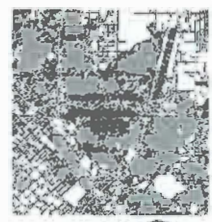


DESIGN PREPARED BY: DAVI NEARBY ASSOCIATES 4877 EMERSON CIRCLE NORTH #110 TEMECULA, CA 92591 (951) 263-3430		DATE PREPARED: P.D. 1, 2018	
PROJECT: 1046111, 1046112, 1046113, 1046114		'4' CITY OF MURRIETA '14	
CONCEPTUAL LANDSCAPE PLAN DP-2118.1781 MURRIETAAPARTMENTS			
APPROVED BY: CITY OF MURRIETA	DATE:	DRAWN BY: DATE:	CHECKED BY: DATE:
PROJECT NO.:	SHEET NO.:	TOTAL SHEETS:	SCALE:

MURRIETA APARTMENTS

PLANNING APPLICATION - DP-2018-1761

DATE STREET / DILHAVEN AVENUE, MURRIETA, CA 92562
IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



PROJECT DESCRIPTION
THE OBJECT OF THIS APPLICATION IS THE CONSTRUCTION OF A COMMUNITY CENTER AND APARTMENTS TO BE LOCATED ON DATE STREET AND DILHAVEN AVENUE, MURRIETA, CALIFORNIA. THE PROJECT IS A COMMUNITY CENTER AND APARTMENTS TO BE LOCATED ON DATE STREET AND DILHAVEN AVENUE, MURRIETA, CALIFORNIA. THE PROJECT IS A COMMUNITY CENTER AND APARTMENTS TO BE LOCATED ON DATE STREET AND DILHAVEN AVENUE, MURRIETA, CALIFORNIA.

NOTES
1. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
2. PROJECT IS NOT WITHIN A COMMUNITY DEVELOPMENT PLAN.
3. SITE IS NOT SUBJECT TO JURISDICTION OF OTHER AGENCIES.
4. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

LOCALITIES
WALTON DISTRICT
MURRIETA, CALIFORNIA

UNIT INFORMATION
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
MURRIETA, CALIFORNIA
MURRIETA, CALIFORNIA

PARKING PROVIDED

TYPE	AMOUNT
Garage	118
Covered	16
Open	118
TOTAL	252

WASTE HANDLING

TYPE	AMOUNT
Solid Waste	3
Recycled	3
TOTAL	6

AREAS AND RATIOS

AREA	AREA	AREA
Site Area	339,709 SF	101
Landscaping Area	11,001 SF	201
Building Area	10,883 SF	1
Parking and Driveway Area	111,131 SF	1

MINIMUM LANDSCAPED AREA BY ZONING DISTRICT

ZONING DISTRICT	MINIMUM LANDSCAPED AREA
RM-1 (RESIDENTIAL MEDIUM-DENSITY)	1%
RM-2 (RESIDENTIAL MEDIUM-DENSITY)	1%

ADDITIONAL GEOTECHNICAL SURVEY
A GEOTECHNICAL SURVEY SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER OR GEOLOGIST. THE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA GEOLOGICAL SURVEY AND THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEERS AND GEOLOGISTS BOARD.



LEGAL DESCRIPTION
THE PROPERTY IS PART OF THE MURRIETA APARTMENTS PROJECT, PARCEL 1, AS SHOWN ON MAP ENTITLED 'MAP OF TEMECULA LAND AND WATER COMPANY, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE WITH THE CENTER LINE OF CHERRY STREET, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 210 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE 210 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET 220 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET 220 FEET, THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE 210 FEET, THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET 220 FEET TO THE POINT OF BEGINNING.

TABLE B-1 - RESIDENTIAL MULTI-FAMILY ZONES

UNITS	REQUIRED	PROVIDED
MINIMUM PARCEL SIZE	5 ACRES	7.8 ACRES (MET)
MINIMUM PARCEL WIDTH	100 FEET	410 FEET
DENSITY RATED	MIN 30 UNITS/ACRE	30 UNITS/ACRE
MAXIMUM PARCEL AREA	500,000 SQ. FT.	814,000 SQ. FT.
STREETS	VARYING TO 100 FEET	30 FEET MINIMUM
INTERIOR	MINIMUM 10 FEET	30 FEET MINIMUM
MAXIMUM PARCEL COVERAGE	80%	88%
MAXIMUM HEIGHT LIMIT	100 FEET	42'-0"
OPEN SPACE PER ACRE	ALL UNITS 30 SQ. FT.	50 SQ. FT.
PRIVATE OPEN SPACE	ALL UNITS 30 SQ. FT.	50 SQ. FT.
RECREATIONAL AMENITIES	8 AMENITIES PER 100 UNITS	8
MINIMUM ON-SITE LANDSCAPING	15% OF THE SITE AREA	17%

ASSASSINATOR'S NOTICE
TERRA NOVA CONSULTANTS
STEVE BALAZS
3120 TEMECULA PARKWAY, #4300
TEMECULA, CA 92592
951-210-1120

ASSASSINATOR'S NOTICE
12-11-10-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00

ASSASSINATOR'S NOTICE
12-11-10-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00
12-11-00-00, 815-110-00, 12-11-00-00

ASSASSINATOR'S NOTICE

UNIT	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	641 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	105 SF	6
C	2 BED, 2 BATH	1004 SF	79 SF	6
D	3 BED, 2 BATH	1304 SF	105 SF	4
TOTAL				27

ASSASSINATOR'S NOTICE

UNIT	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	641 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	105 SF	6
C	2 BED, 2 BATH	1004 SF	79 SF	6
D	3 BED, 2 BATH	1304 SF	105 SF	4
TOTAL				28

ASSASSINATOR'S NOTICE

NO.	DATE	DESCRIPTION
1	12/11/11	PROJECT LOG

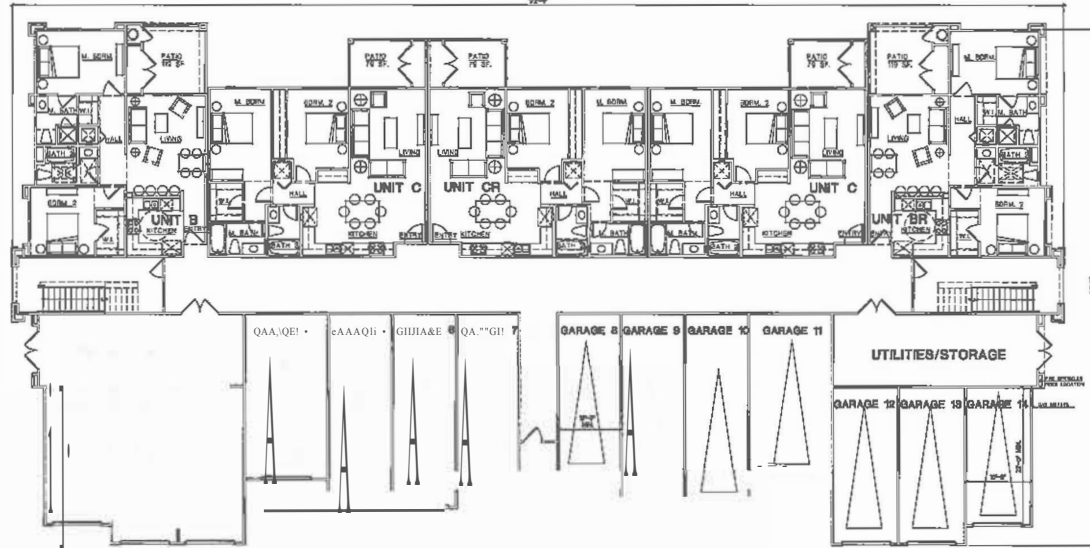
MURRIETA APARTMENTS

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY SUITE A369
MURRIETA, CALIFORNIA 92562

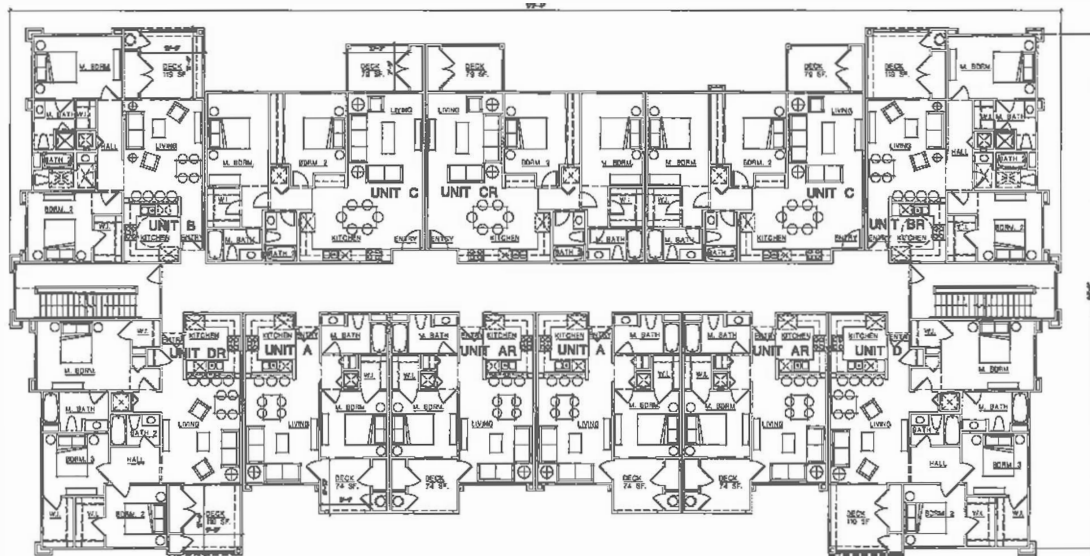
FLAIR ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTS • PLANNERS • INTERIOR DESIGN
470 WALTON AVENUE, CALIFORNIA 92562-4028
951-298-7325 FAX 951-298-7390

1.1



UNIT MIX PER BLDG. TYPE I 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	5
B	2 BED, 2 BATH	828 SF	119 SF	8
C	2 BED, 2 BATH	1,000 SF	79 SF	9
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				27 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

BLDG. TYPE I: 3-STORY BUILDING
PRELIMINARY BUILDING PLANS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

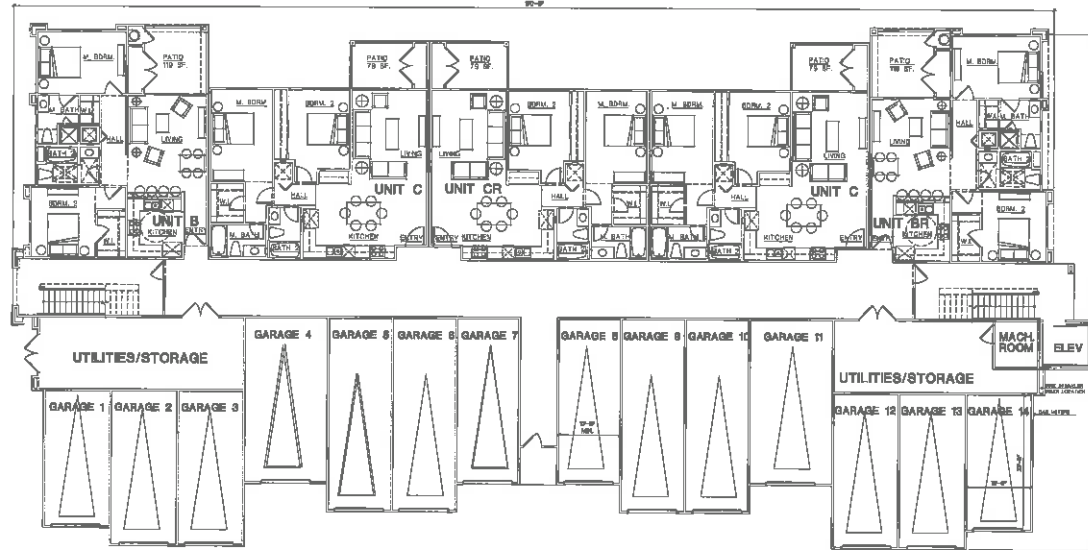
31938 LEMECULA PARKWAY SUITE A369
TEMECULA, CALIFORNIA 92 92

SCALE: 1/8" = 1'-0"

1/24/11
1001

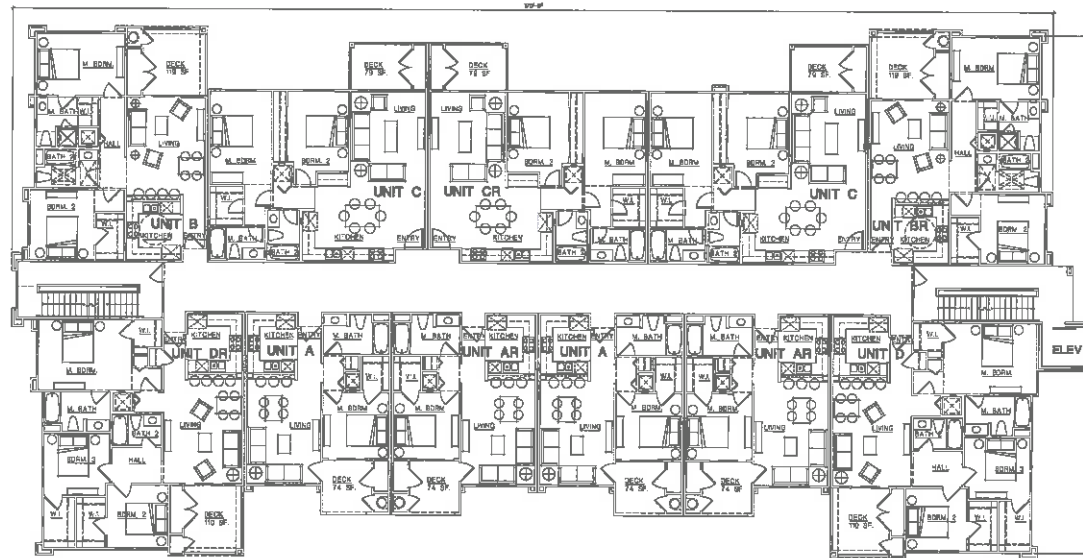


2.1



UNIT MIX PER BLDG. TYPE II: 4-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	12
B	2 BED, 2 BATH	926 SF	119 SF	8
C	2 BED, 2 BATH	1,000 SF	79 SF	12
D	3 BED, 2 BATH	1,104 SF	110 SF	6
				38 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

**BLDG. TYPE II: 4-STORY BUILDING
PRELIMINARY BUILDING PLANS**

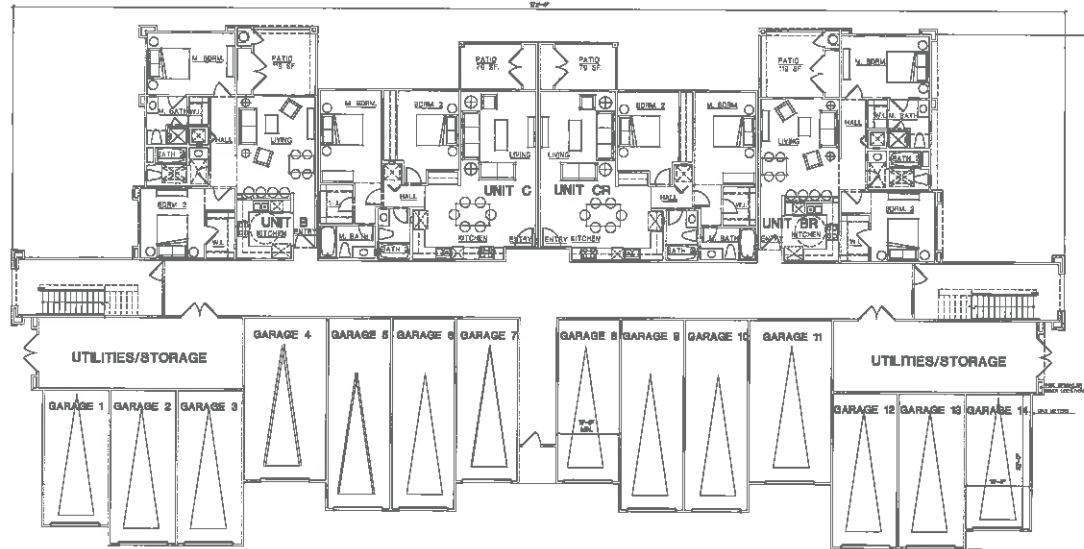
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 1/8" = 1'-0"
8/23/18
18001

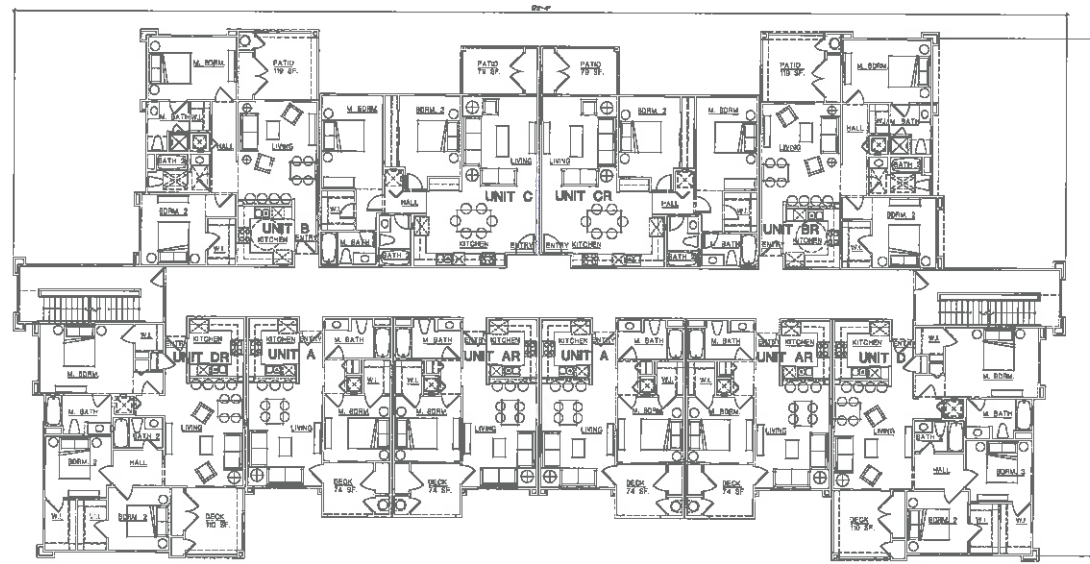
FLAIR ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WILD BIRCH, CALIFORNIA 92506-8808
(951) 759-7252 FAX (951) 759-7500

2.1a



UNIT MIX PER BLDG. TYPE III 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	828 SF	116 SF	8
C	2 BED, 2 BATH	1,008 SF	78 SF	6
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				24 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

BLDG. TYPE III: 3-STORY BUILDING
PRELIMINARY BUILDING PLANS

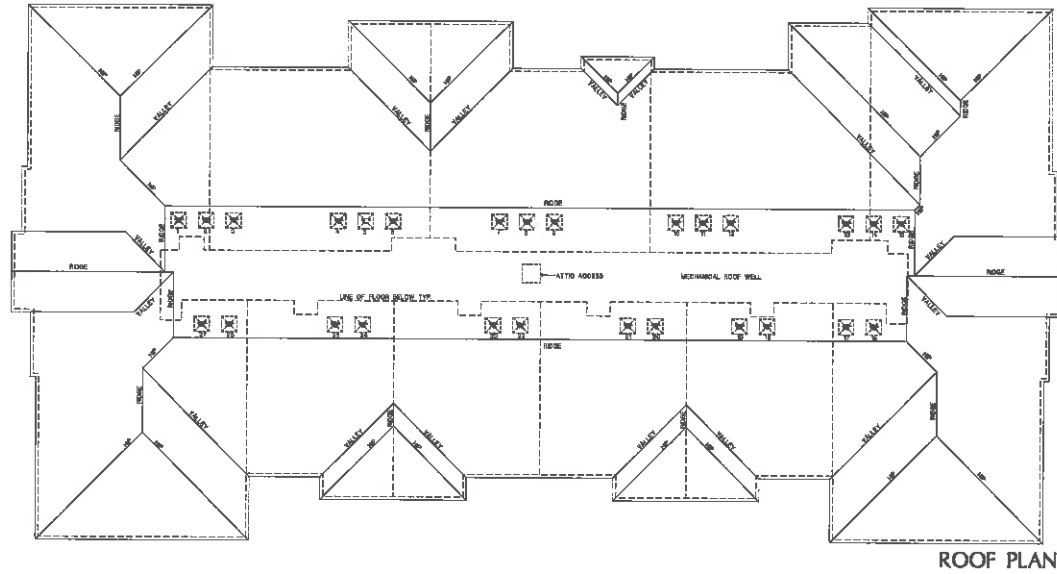
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE 1/8" = 1'-0"
8/23/18
18001

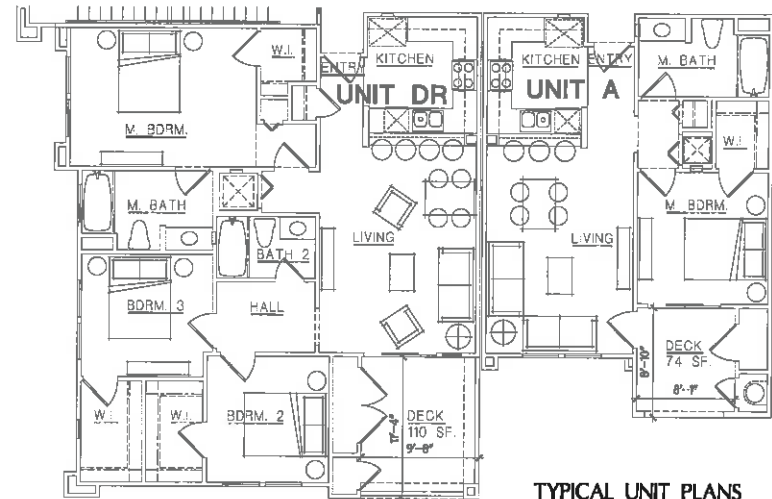
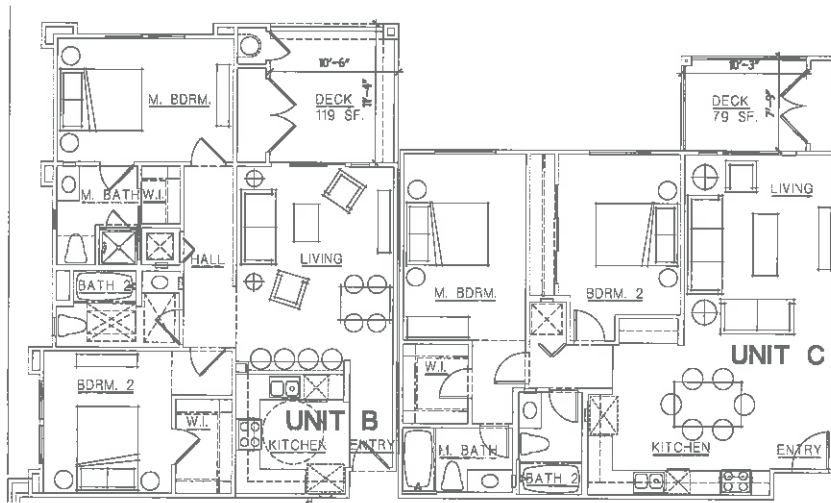
FLAIR ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
670 WINDY WAY, CALIFORNIA 92506-4888
(949) 780-2323 FAX (949) 780-2598

2.1b



ROOF PLAN

UNIT MIX PER BLDG. TYPE I: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	928 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	9
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				27 TOTAL



TYPICAL UNIT PLANS
SCALE 1/4" = 1'-0"

BLDG. TYPE I: 3-STORY BUILDING
PRELIMINARY ROOF & UNIT PLANS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE 1/8" = 1'-0"

1/14/19
18001

FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
401 WILD, TEMECULA, CALIFORNIA 92590-4638
949 788-2726 FAX 949 788-2740

2.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE I
TYPICAL BUILDING ELEVATIONS

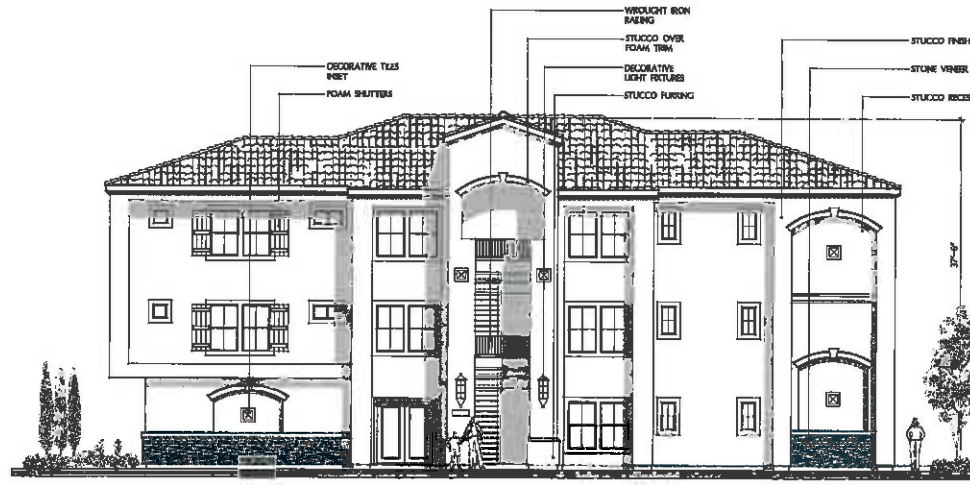
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 3/16"=1'-0"
1/24/19
16001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WILCO, IRVING, CALIFORNIA 92604-4000
949 759-7528 FAX 949 759-7540

3.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE I
TYPICAL BUILDING ELEVATIONS

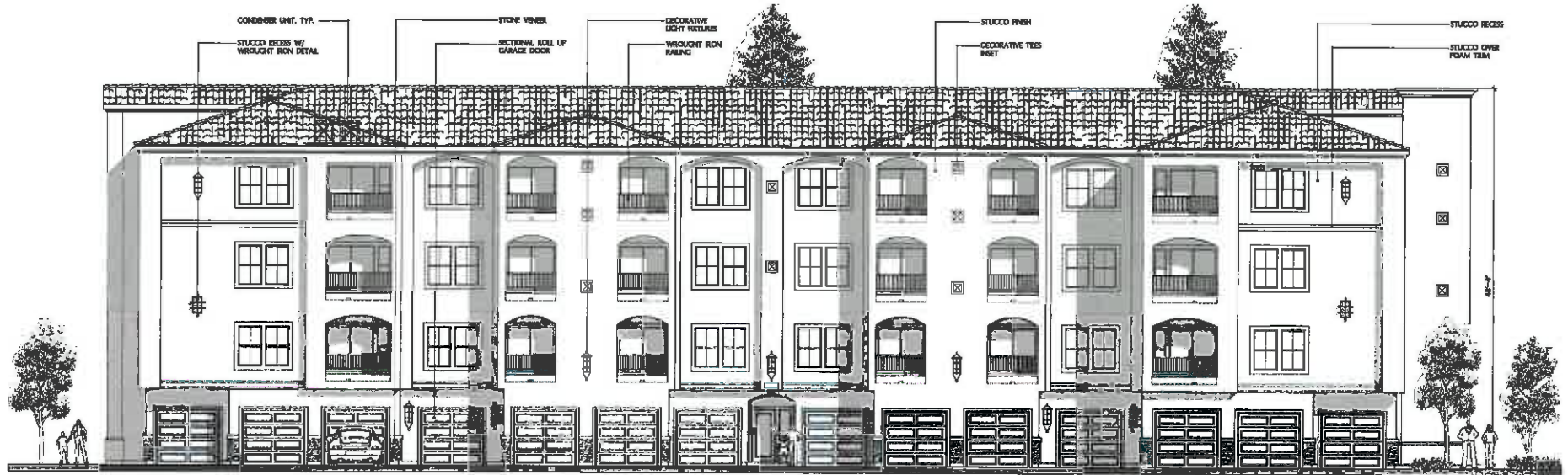
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 3/8"=1'-0"
1/24/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
600 WALDO, RIVERSIDE, CALIFORNIA 92506-4028
951-789-7322 FAX 951-789-7340

3.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE II
TYPICAL BUILDING ELEVATIONS

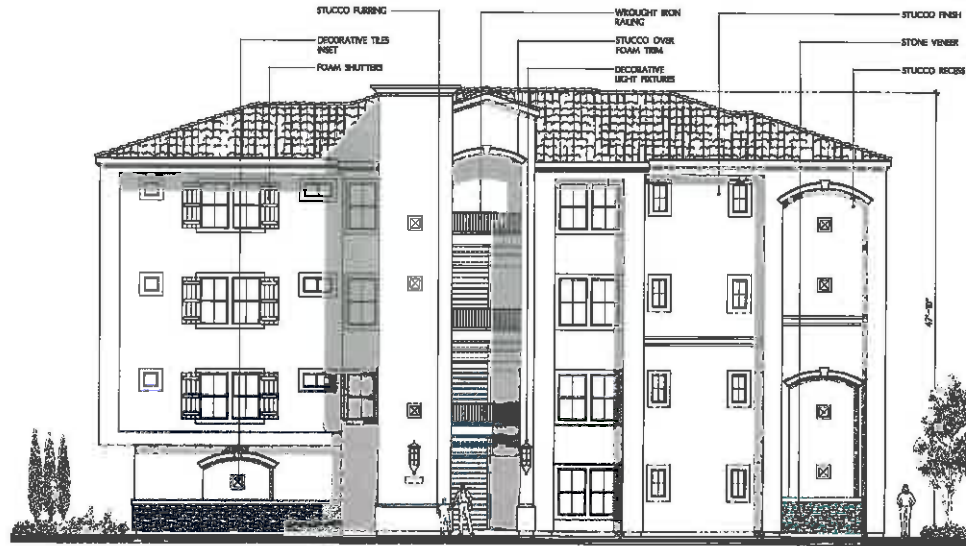
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 3/8"=1'-0"
1/24/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92614-4638
949 759-7321 FAX 949 759-7340

4.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE II
TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 3/8"=1'-0"
1/24/19
18001

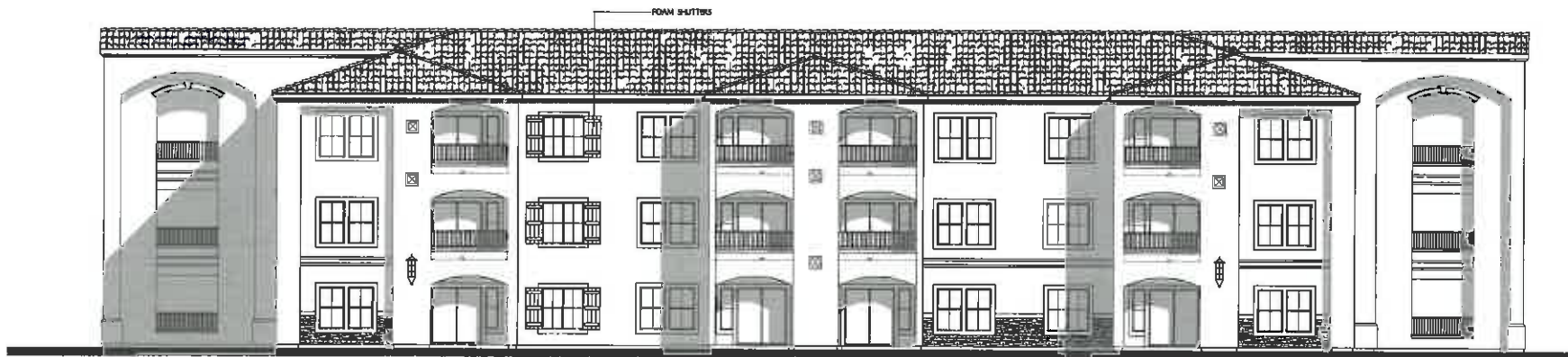
FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD AVENUE, CALIFORNIA 92503-4625
PHONE 760-732-1100 FAX 949-787-7340

4.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE III
TYPICAL BUILDING ELEVATIONS

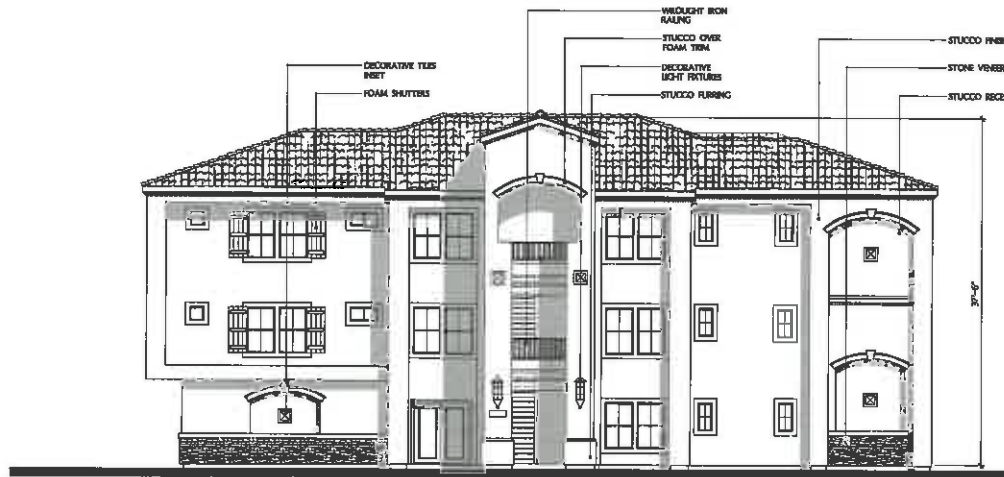
MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 1/8"=1'-0"
1/24/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
410 WILCOX, SUITE C, CALIFORNIA 92506-4028
951 789-7232 FAX 951 789-7240

5.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE III
TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.
31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 3/8"=1'-0"
1/24/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WILD, RIVER, CALIFORNIA 92506-4433
OVR 760-7328 FAX 949 769-7340

5.2

**NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Murrieta Planning Department will hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City of Murrieta Planner Mr. Aaron Rintamaki at (951) 461-6079.

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Thursday, July 4 (Independence Day), and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: July 11, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1089FV19 – MHS 98, LLC (Representative: VSL Engineering) – City of Murrieta Case Nos. GPA2018-1762 (General Plan Amendment), ZC2018-1763 (Zone Change), DP2018-1761 (Development Plan). A proposal to establish a 234 dwelling unit multi-family residential complex on 8.37 acres located northerly of Rising Hill Drive, westerly of Highway 79 Winchester Road, easterly of Date Street, and southerly of Murrieta Hot Springs Road. The applicant also proposes amending the City's General Plan designation of the site from Commercial to Multi Family Residential and changing the site's zoning from Community Commercial to Multi-Family 3 (Airport Compatibility Zone D of the French Valley Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1089 FV19 DATE SUBMITTED: April 12, 2019

FV
D

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Steve Galvez, MHS 98, LLC	Phone Number	951-297-8120
Mailing Address	31935 Temecula Parkway, #A369 Temecula, CA 92592	Email	steve@stevegalvez.com
Representative	Richard Valdez, VSL Engineering	Phone Number	951-296-3930
Mailing Address	31805 Temecula Parkway, #129 Temecula, CA 92592	Email	vslengineering@gmail.com
Property Owner	See attached list	Phone Number	See attached list
Mailing Address	See attached list	Email	steve@stevegalvez.com

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Murrieta	Phone Number	951-461-6079
Staff Contact	Aaron Rintamaki	Email	ARintamaki@murrietaca.gov
Mailing Address	1 Town Square Murrieta, CA 92562	Case Type	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input checked="" type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No	DP-2018-1761, GPA-2018-1762, ZC-2018-1763		

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways See Attached

Street Address	_____		
Assessor's Parcel No.	See Attached List		
Subdivision Name	Gross Parcel Size	Nearest Airport and distance from Airport	French Valley Airport (1.5 Miles)
Lot Number	_____	_____	

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Vacant and undeveloped land

Proposed Land Use (describe)	<u>234 Apartment Units, with associated parking, landscape and recreational amenities</u>		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	<u>234 Apartment Units</u>	
For Other Land Uses (See Appendix C)	Hours of Operation	<u>None</u>	
	Number of People on Site	Maximum Number	<u>702</u>
	Method of Calculation <u>234 Apartment Units x 3 People/Unit = 702 People</u>		
Height Data	Site Elevation (above mean sea level)	<u>1143</u>	ft.
	Height of buildings or structures (from the ground)	<u>50' (maximum)</u>	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input type="checkbox"/> No

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. (Only required if the project is scheduled for a public hearing Commission meeting)

ASSESSOR PARCEL NUMBERS:

**913-210-001,913-21D-008,913-210-007
913-210-010, 913-210-011, 913-210-012
913-210-013, 913-21G-032 (PORTION),
913-210-033, 913-210-034 AND 913-210-035**

LAND OWNERS:

- 1) **DHL INVESTMENTS
STEVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92583
951-731-7735**
- 2) **TAYLOR MOTORSPORTS
1133 N. RAMONA BLVD.
SAN JACINTO, CA. 92592
951-323-1346**
- 3) **MHSN
31938 TEMECULA PARKWAY, #A389
TEMECULA, CA. 92592
951-297-8120**