

# *Copper Canyon Specific Plan*

## **Amendment No. 1**

*Lead Agency:*

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*April, 2003*

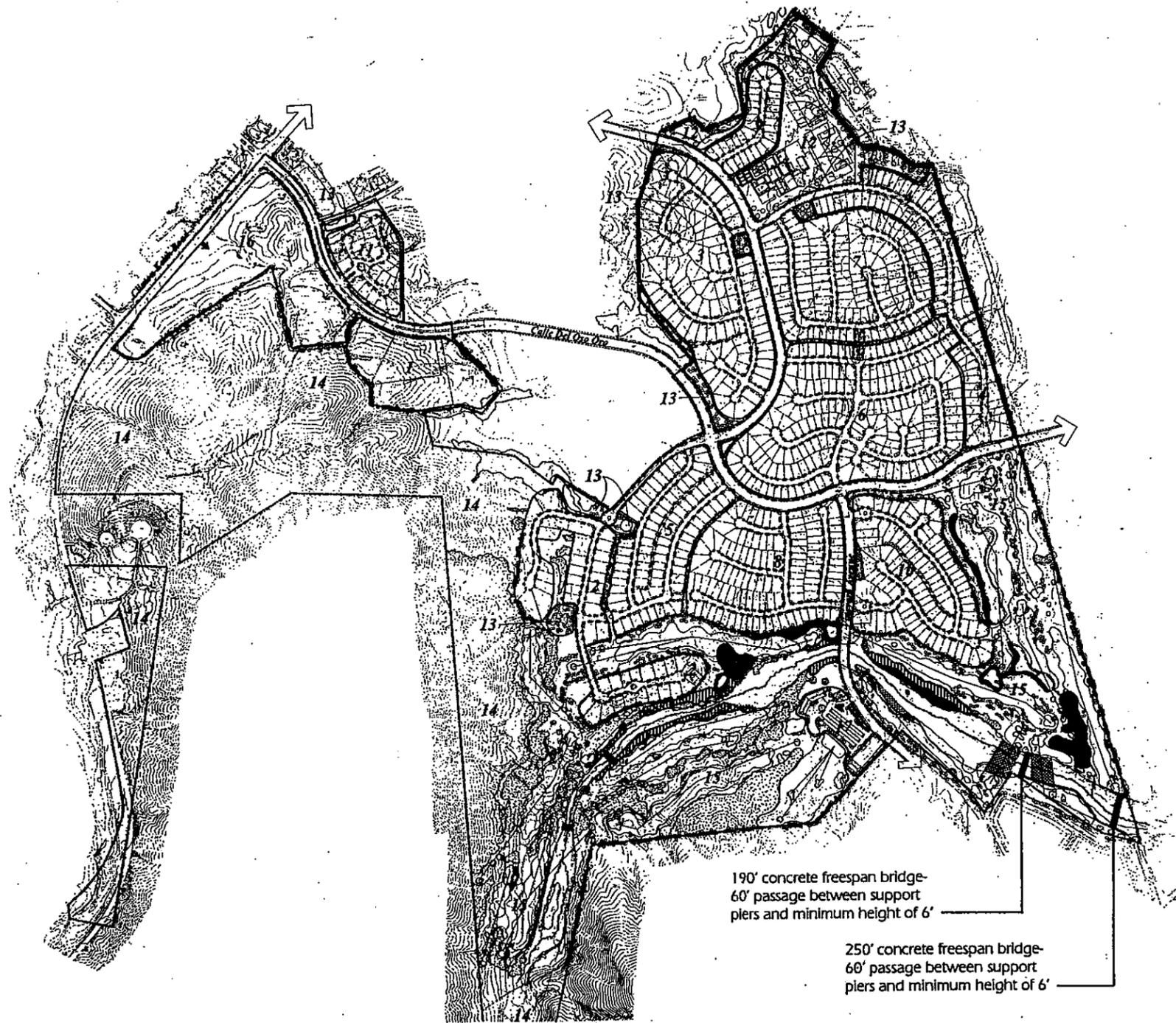


## **Copper Canyon Specific Plan, Amendment No. 1 Summary of Changes**

The following is a summary of the changes proposed with the Copper Canyon Specific Plan Amendment No. 1:

- Exhibit III-2 (Land Use Plan – Golf Course Alternative). This Exhibit has been modified to accommodate the additional 7.4 acres, identified as N.A.P., into Planning Area 16 of the Specific Plan. The boundaries between Planning Areas 14 and 16 have also been modified based upon the configuration of Tentative Tract Map No. 30727. Acreage has been reflected on Table III-2 (Copper Canyon Specific Plan Golf Course Alternative, pp. 24 & 25).
- Exhibit III-2A (Land Use Plan – Mitigation Bank Alternative). This Exhibit has been modified to accommodate the additional 7.4 acres, identified as N.A.P., into Planning Area 16 of the Specific Plan. The boundaries between Planning Areas 14 and 16 have also been modified based upon the configuration of Tentative Tract Map No. 30727. Acreage has been reflected on Table III-2 (Copper Canyon Specific Plan Mitigation Bank Alternative, pp. 26 & 27).
- Exhibit III-38 (Planning Area 16). This Exhibit has been modified to accommodate the additional 7.4 acres, identified as N.A.P. into Planning Area 16 of the Specific Plan. The boundaries between Planning Areas 14 and 16 have also been modified based upon the configuration of Tentative Tract Map No. 30727. The revised Planning Area acreage, permitted use and proposed use have been provided.
- Table III-2 (Golf Course Alternative). This table has been modified based on the additional acreage added to Planning Area 16 as a result of the incorporation of an adjacent 7.4-acre parcel (N.A.P.) into the Specific Plan and the modification/deletion of 14.1 acres of the commercial designation to a medium density residential designation within Planning Area 16. This is reflected in the Planning Area acreage, as well as the overall project acreage. Overall project density has remained the same at 1.5 dwelling units per acre.
- Table III-2 (Mitigation Bank Alternative). This table has been modified based on the additional acreage added to Planning Area 16 as a result of the incorporation of an adjacent 7.4-acre parcel (N.A.P.) into the Specific Plan and the modification/deletion of 14.1 acres of the commercial designation to a medium density residential designation within Planning Area 16. This is reflected in the Planning Area acreage, as well as the overall project acreage. Overall project density has increased from 1.6 dwelling units per acre to 1.7 dwelling units per acre.
- Planning Area 16 (pp. 168, 170 and 171 of Chapter III. The Description, Design Features, Allowable Uses, Property Development Standards and Implementing Approvals have been modified from the existing neighborhood commercial designation to reflect the proposed medium density residential designation.
- Section 3.0 – Commercial Districts (pp. 25-34). Due to the deletion of the neighborhood commercial designation within Planning Area 16, these requirements are no longer applicable to the Specific Plan and will be deleted.
- Section 7.0 – Administration (p. 61). Additional language has been included in this section, which provides the Director of Planning to approve minor modifications to the Specific Plan as an administrative approval that does not require a public hearing.



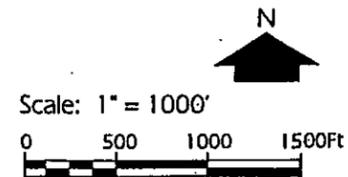


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C O U N T R Y · C L U B

# SPECIFIC PLAN

-  60' Buffer / Enhancement
-  Mitigation Area
-  Maintain Riparian Habitat



Land Use Plan  
Golf Course Alternative

**AMENDMENT NO. 1**

April 2003

See Table III-2

(Copper Canyon Specific  
Plan-  
Golf Course Alternative)

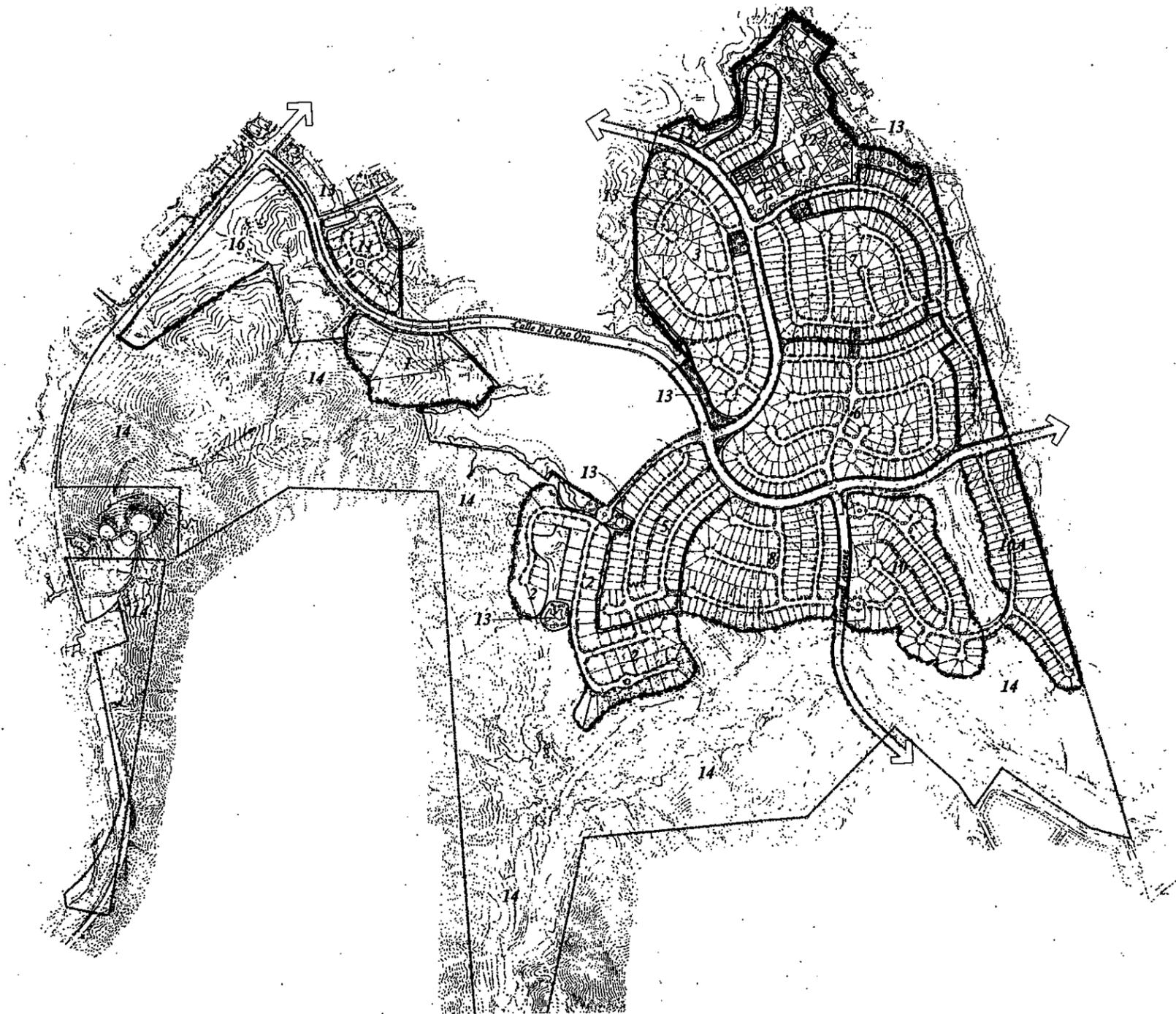
Brian Woods & Associates

W. H. Rawlings, Inc.

 Urban Logic Consultants, Inc.

Exhibit No.: III-2

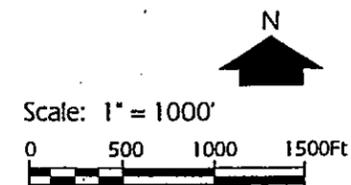




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C O U N T R Y · C L U B

## SPECIFIC PLAN



Land Use Plan - Mitigation  
Bank Alternative

**AMENDMENT NO. 1**

April 2003

See Table III-2

(Copper Canyon Specific  
Plan-  
Mitigation Bank Alternative)

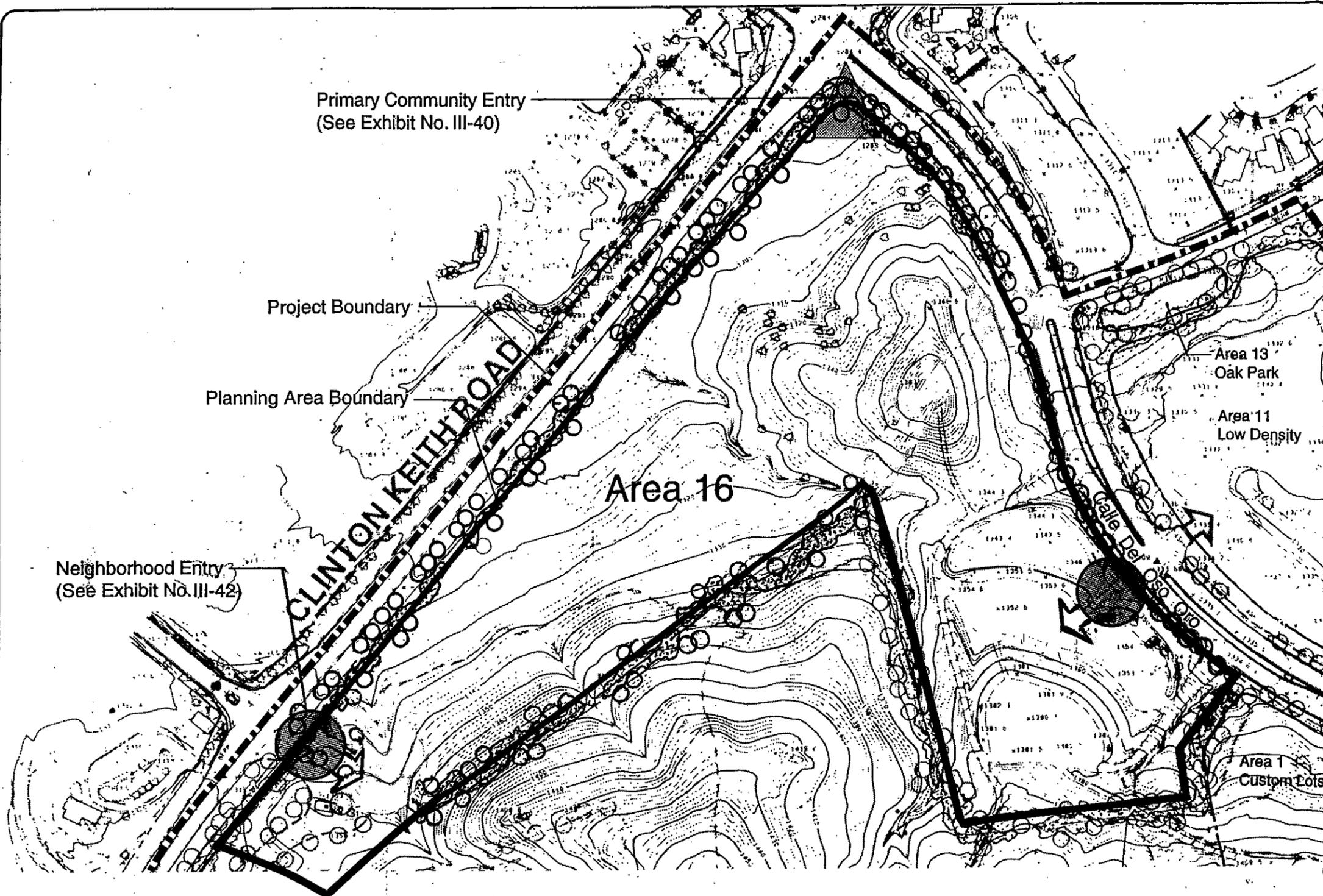
Brian Woods & Associates

W. H. Rawlings, Inc.

 Urban Logic Consultants, Inc.

Exhibit No.: III-2A



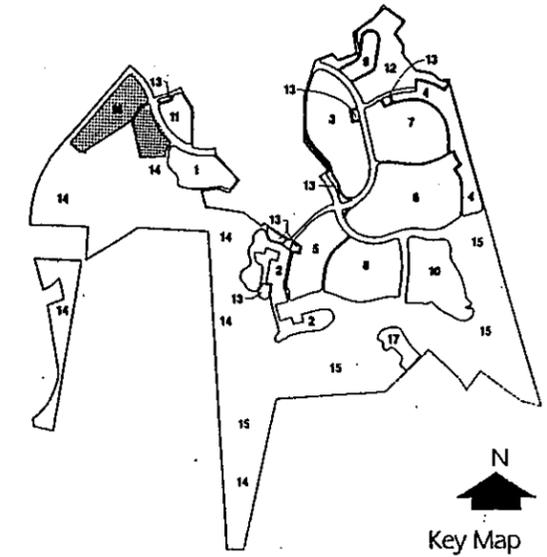


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C O U N T R Y C L U B

## SPECIFIC PLAN

Planning Area 16  
 AMENDMENT NO. 1  
 April 2003



Permitted Use: RS-6  
 (Medium Density Residential)

Brian Woods & Associates  
 W. H. Rawlings, Inc.  
 Urban Logic Consultants, Inc.

Exhibit No.: III-38

Prepared by Toadly Graphic



**Table III-2  
Copper Canyon Specific Plan  
Golf Course Alternative**

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
<i>CUSTOM LOT</i>							
<i>Individual House Sites</i>	2 ½ Ac.	1	12.0	0.1-0.4	1-4	0.3	4
<i>LOW DENSITY</i>							
<i>Single Family</i>	10,000	2	20.6	2.1-4.0	47-90	2.0	41
	7,200	3	32.4	2.1-4.0	62-118	3.0	98
	6,000	4	18.0	3.9-6.0	75-110	3.8	68
	6,000	5	18.2	3.9-6.0	71-105	4.3	78
	6,000	6	38.6	4.1-6.0	104-152	4.6	177
	6,000	7	24.6	4.1-6.0	97-142	4.8	118
	6,000	8	23.4	4.1-6.0	98-143	4.8	112
	6,000	9	5.8	4.1-6.0	68-100	4.8	28
	6,000	10	20.7	4.1-6.0	86-126	4.2	87
	6,000	11	7.8	3.8-6.0	30-47	3.6	28
	<b>6,000</b>	<b>16</b>	<b>18.8</b>	<b>4.4-6.0</b>	<b>83</b>	<b>4.4</b>	<b>83</b>
<i>RESIDENTIAL SUBTOTAL</i>			<b>225.9</b>			<b>3.7</b>	<b>839</b>
			<b>244.7</b>				<b>922</b>



**Table III-2 (continued)  
Copper Canyon Specific Plan  
Golf Course Alternative**

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
<b>PARKS AND OPEN SPACE</b>							
<i>Community Park/Elementary School</i>		12	(18.5)				
<i>School Site</i>			5.4				
<i>*Joint Use School/Park</i>			4.4				
<i>*Active Park</i>			2.6				
<i>Natural Oak Park</i>			6.1				
<i>Oak Parks</i>		13	10.1				
<i>Natural Open Space</i>		14 & 16	120.8				
<i>Golf Course</i>		15	123.5				
			167.3				
<b>PARKS AND OPEN SPACE SUBTOTAL</b>			316.7				
			<b>319.4</b>				
<b>COMMERCIAL</b>							
<i>Neighborhood Commercial</i>		16	14.1				
<i>Golf Club</i>		17	5.1				
<b>LANDSCAPED ROADWAYS</b>			17.2				
<b>TOTAL:</b>			579.0			1.5	839
			<b>586.4</b>				<b>922</b>



**Table III-2 (Continued)  
Copper Canyon Specific Plan  
Mitigation Bank Alternative**

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
<i>CUSTOM LOT</i>							
<i>Individual House Sites</i>	2 1/2 Ac.	1	12.0	0.1-0.4	1-4	0.4	4
<i>LOW DENSITY</i>							
<i>Single Family</i>							
	10,000	2	24.0	2.1-4.0	55-108	2.4	58
	7,200	3	32.4	2.1-4.0	62-118	3.0	98
	6,000	4	18.0	3.9-6.0	70-110	3.8	68
	6,000	5	18.2	3.9-6.0	71-105	4.3	78
	6,000	6	38.6	4.1-6.0	158-232	4.6	177
	6,000	7	24.6	4.1-6.0	97-142	4.8	118
	6,000	8	23.4	4.1-6.0	98-143	4.8	112
	6,000	9	5.8	4.1-6.0	23-35	4.7	27
	6,000	10	24.0	4.1-6.0	86-126	3.8	92
	7,200	10A	17.0	2.1-4.0	36-68	3.3	56
	6,000	11	7.8	3.8-6.0	30-47	3.6	28
	6,000	16	18.8	4.4-6.0	83	4.4	83
<i>RESIDENTIAL SUBTOTAL</i>			245.8			3.7	916
			264.6				999



**Table III-2 (continued)  
Copper Canyon Specific Plan  
Mitigation Bank Alternative**

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
<b>PARKS AND OPEN SPACE</b>							
<i>Community Park/Elementary School</i>		12	(18.5)				
<i>Joint Use School/Park</i>			5.4				
<i>Active Park</i>			4.4				
<i>Natural Oak Park</i>			2.6				
<i>Oak Parks</i>		13	6.1				
<i>Natural Open Space</i>		14 & 16	10.1				
			273.3				
			276.0				
<b>PARKS AND OPEN SPACE SUBTOTAL</b>			301.9				
<b>COMMERCIAL</b>			304.6				
<i>Neighborhood Commercial</i>		16	14.1				
<b>LANDSCAPED ROADWAYS</b>			17.2				
<b>TOTAL:</b>			579.0			1.6	916
			586.4			1.7	999



16. Planning Area 16

a. Description - ~~Neighborhood Commercial (Zone CN)~~ Medium Density Residential (Zone RS-6)

Planning Area 16 is proposed for ~~neighborhood-commercial~~ medium density single-family residential uses with a minimum lot size of 6,000 square feet (gross) and 5,000 square feet (net), and contains 14.1 acres, see Exhibit No. III-38. Residential lots within this planning area range from 6,000 square feet (gross) to 10,223 square feet (gross) and average approximately 6,953 square feet. Planning Area 16 contains a maximum of 47.2 acres with a targeted density of 4.4 dwelling units per acre. A total of 83 residential lots will comprise 18.8 acres and 2 open space lots will comprise 28.4 acres of the Planning Area. This Planning Area is graphically described in Exhibit No. III-38.

~~The site is sufficiently sized and configured to accommodate a grocery store/drug store combination, with satellite retail shop and individual building pads. The site is conveniently located to cater to shoppers from the greater Bear Creek/Copper Canyon area as well as residents of La Cresta and the Tenaja area on the Santa Rosa Plateau.~~

~~Exterior boundary lines of the commercial center, where not abutting streets, will be established with a solid block wall.~~

b. Design Features

- o Two points of public vehicular access. ~~one point of private vehicular access~~
- o Community Walls and Fences shall be either a solid 5' Community Wall or a Community View Fence - 5' Tubular Steel (see Exhibits III-46 and III-47)
- o Please refer to Section F of Chapter III for project-wide architectural guidelines
- o Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the CN RS-6 zone apply to Planning Area 16 and are described in Section 3-2 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements are discussed in Section 7.4.B of the above referenced District Regulations.



d. **Property Development Standards**

The property development standards for Planning Area 16 are derived from Section 3.3 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplemental to other existing City regulations. These specific plan regulations supersede other regulations where there is a conflict. Where a topic is not addressed by this Specific Plan, appropriate City regulations shall apply.

o **Lot Specifications**

- ▶ **Minimum Lot Size: ~~10,000~~ 6,000 square feet (gross)**

~~(For condominium development, minimum lot area may be reduced to less than 10,000 square feet for master planned building complexes, subject to approval of a Plot Plan and/or air space map tract map, however the total site shall be no less than 60,000 square feet).~~

- ▶ **Minimum Lot Pad: (excludes side and rear slopes) 5,000 square feet**

- ▶ **Minimum Lot Width: ~~100~~ 50 feet**

- ▶ **Minimum Lot Depth: ~~100~~ 80 feet**

- ~~▶ **Minimum Lot coverage: 50 percent**~~

- ▶ **Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle**

- ▶ **Minimum Lot Size in Planning Area: 6,000 square feet (gross)**

o **Required Yards**

- ▶ **Front (Main Residence): 20 feet\***  
**Front (Front entry garage): 18 feet**  
**Front (Side entry garage): 10 feet**

**\*Covered porches and courtyards may encroach up to a maximum of 5 feet into the front (Main Residence) setback**

- ▶ **Interior Side (Interior): 0 5 feet**  
**Side (Corner Lot): 7.5 feet**  
**Rear: 10 feet**



- ▶ ~~Public street setback: 20 feet~~
    - ▶ Rear: 10 feet
  - o Height Restrictions
    - ▶ **Primary Building: 45 30 feet or 3 2 stories, whichever is less**
    - ▶ **Accessory Building: 15 feet**
  - o Floor Area Ratio
    - ▶ ~~Commercial 0.25:1~~
    - ▶ ~~Mixed Residential/Commercial 0.30:1~~
  - o Additional Standards
    - ▶ ~~Only single~~ **Single story structures elements are encouraged shall be allowed on corner lots.**
- e. Implementing Approvals
- o Prior to any ~~neighborhood-commercial residential~~ development within this Planning Area, a ~~plot plan tentative map~~ must be approved as specified in ~~Ord. 348, Article XVIII, Section 18.30~~ of **pursuant to the City of Murrieta Municipal Code.**

