Volume I

- *Copper Canyon Specific Plan*
- *Resolution No. 96-436, City Council Approval of the Copper Canyon Specific Plan*
- *Ordinance No. 160-96, Establishing Zoning for the Copper Canyon Specific Plan*
- *Resolution No. 96-435, Certifying the Copper Canyon EIR*
- *Copper Canyon Final EIR*
- *Notice of Determination*
- *Legal Judgements Relating to the Copper Canyon Specific Plan*
- *Final EIR Addendum*

▸*Copper Canyon Specific Plan*

Copper Canyon

Specific Plan

April, 1996

Copper Canyon Specific Plan

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April, 1996

Copper Canyon Country Club
Specific Plan

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Preface

PREFACE - COPPER CANYON SPECIFIC PLAN - PROJECT HISTORY

The Copper Canyon Specific Plan is intended to provide the planning framework for a high quality, active recreational community, with a championship golf course providing the community's focal element and signature. The subject property is a 579 acre site nestled around Cole Creek at the base of the pronounced escarpment at the base of the Santa Rosa Plateau, adjoining the well-known and successful Bear Creek Country Club.

The subject parcel has been the past subject of a significant amount of land planning, environmental analysis and infrastructure development, dating back to its inclusion in Riverside County Specific Plan No. 128-W, approved by the Board of Supervisors in 1980. This Preface profiles the project's history relative to entitlements, infrastructure financing and development, recent planning efforts and review status with the staff of the City of Murrieta.

Specific Plan No. 128 and the Owners Participation Agreement

Copper Canyon was originally planned as a portion of Specific Plan No. 128-W, "Joaquin Ranch and Bear Creek Village" Specific Plan, consisting of approximately 2,130 acres, which was approved as Resolution 80-8, by the County Board of Supervisors on January 8, 1980. SP 128 permitted a maximum of 2,130 dwelling units or one dwelling unit per acre. Certain significant offsite improvements were required to be constructed in conjunction with the development of the Specific Plan as the project progressed. The primary elements were the Bear Creek fire station, Nutmeg Temporary Crossing, Clinton Keith Bridge and the widening of a portion of Clinton Keith Road.

In September of 1988 the total acreage and authorized maximum density of SP 128 was reduced by the County's approval of Specific Plan 215, "the Vineyard". As a condition of Amendment No. 2 to SP 128, to insure improvements which were required by SP 128 were constructed in an orderly manner, and with the participation of all of the original properties, an Owner's Participation Agreement (OPA) was developed in September of 1988. In November of 1988, the requirement of a temporary crossing at Nutmeg was upgraded to be an all-weather crossing at Nutmeg.

Through the efforts of the original owner, ARCO, and the signatories to the OPA, substantial infrastructure has been installed through the property included in Copper Canyon. The existing improvements include a full width extension of Bear Creek Drive (Calle de Oro Oso) from Clinton Keith Road to Murrieta Creek where it will join the Nutmeg Bridge. In addition Bear Creek Fire Station was constructed and equipped in 1989. A substantial portion of the sewer, water and electricity to serve Copper Canyon has been installed. A sewage treatment plant, with a capacity of 600,000 gpd, was designed and constructed in 1984-85 to serve the anticipated 2,130 dwelling units. Funding for this facility was through a 1918 bond assessment. At the time of preparation of this document, plans for the construction of Nutmeg Bridge are nearly completed and are undergoing public agency review, plans for the construction of Clinton Keith Bridge have been completed and are undergoing review by Caltrans. The OPA has committed a portion of the funding of this facility by a letter to The Riverside County Transportation Department. The committed funds, when combined with funds previously committed by other sources, provides full funding for this facility.

A substantial portion of the improvements required for Clinton Keith have been constructed. In addition to the recently made commitment for Clinton Keith Bridge, the OPA has funded infrastructure in the amount of approximately $3,800,000. Table I-1 details improvements completed to date.

Table I-1
Major Public Facilities Completion Schedule
Copper Canyon

Item	Project Description	Total Orig. SP 128	Completed to date	Date/ % Com.	Total Copper Canyon $	Notes
1	0.6Mg/day Sewer Treat. & 2.2 Mg Water	5,000,000	5,000,000	1982	0	see 1
2	Calle Del Oro Oso (Bear Creek - Bound.)	2,400,000	2,400,000	1983	0	
3	Urban Firestation	1,231,314	1,231,314	1990	0	
4	Clinton Keith Road, Area 1 - Grand Ave.	1,782,261	1,354,994	76%	159,559	
5	Clinton Keith - Slaughterhouse Creek Bridge	491,781	491,781	1992	0	
6	Clinton Keith - Grand to Palomar	625,330	231,830	N/A	146,949	see 2
7	Clinton Keith - Murrieta Creek Bridge	580,209	186,709	N/A	146,949	see 2
8	Calle Del Oso Oro Bridge & Expansion	2,100,000	349,939	17%	653,544	see 3
	Totals	**$14,210,895**	**$11,246,567**		**$1,107,001**	

NOTES:

1. Represents Sewer Conn. Fees (485 EDU's paid cash, potential 54 unused)
2. County taking lead on full 4 lane bridge/2 lane road with total SP 128 commitment of $787,000. Start March 1996.
3. Assumes a 270' span. Start late 1995.

The present (December 1994) participants in the OPA are:

- Bear Creek Development Company (Watt Industries)
- BA Properties Inc.
- Pac West Murrieta Ltd.
- Continental Homes (will replace BA Properties, Inc. on close of escrow)
- Inco Homes

A portion of SP 128 was sold to Murrieta Unified School District and was developed as the present high school site. Bear Creek has recorded all of its maps authorized under SP 128 and developed approximately 30 lots less than anticipated.

Specific Plan No. 253

In May of 1991, the owners of the Copper Canyon prepared and processed Specific Plan No. 253, "Copper Canyon Country Club" through the County of Riverside up to and including approval by the Planning Commission. Upon incorporation of the City of Murrieta, the processing of Specific Plan No. 253 was transferred to the City, whereupon substantial review was undertaken by the City Staff. As the economy began to decline, processing slowed and eventually stopped. The property was acquired by its present owners, Pac West Group, in early 1994. On the basis of significant review of the proposals included in Specific Plan No. 253, consultation with City Staff and a review of current and forecast of future market conditions, certain changes were indicated. The revisions are contained herein. The general concepts embodied in Specific Plan No. 253 are retained in this revised plan, the most significant issues being a revision of the scope, design and concept of the golf course. As originally envisioned the Golf Course was a private course with a significant associated housing element, generating lot premiums to offset construction costs. In the revised plan the Golf Course is envisioned to be public, perhaps municipally owned. Lot frontages have been reduced to the logical interface points, major road crossings eliminated, design has incorporated a "target" concept to reduce both maintenance and environmental impact.

It should be noted that, while the bulk of the site and all of the proposed development areas were incorporated into the City of Murrieta, a small undevelopable sliver of land in Slaughterhouse Canyon to the west of Clinton Keith Road remains under County jurisdiction. For ease of planning given the consolidated ownership, this area has been included in the Copper Canyon Specific Plan process. Given that this area will remain in perpetual open space, no action or entitlement on the part of the Riverside County is necessary.

Land Use Concepts

Copper Canyon covers 579 acres of land lying directly across Clinton Keith Rd. from Bear Creek Country Club. It stretches along Bear Creek Drive (Calle de Oro Oso) to Murrieta Creek and includes the area known as Cole Canyon. The major watercourse through Copper Canyon is Cole Creek with a discharge of approximately 7921 cfs during a 100 year storm. Of the 579 acres only 225.9 (39%), are anticipated to be developed for residential use under the land use alternative which

provides for a golf course. With the second alternative land use scheme, without a golf course, 245.8 acres, or 42% are to be developed for residential use. The total number of planned residential units is 839 for an overall density of 1.5 d.u./acre for the golf course alternative, and 916 units at a density of 1.6 d.u./acre for the second alternative. Hillside development is limited, effecting only about 11.2% of the 309.4 acres reported to have slopes of 25% or greater. The development of Cole Canyon has also been addressed in a very sensitive manner by, for the golf course alternative, designing a championship "target type" golf course that meanders through the area, avoiding and preserving most of the wetlands and habitat corridors, while still providing a very desirable golf course. The course is designed primarily as a golf course and not as an element of the housing plan. Residential lots occupy golf course frontage only at the interface with the golf course. In the event construction is not commenced and diligently pursued on the golf course within 10 years from the date of the final approval of the Specific Plan, the portion of Copper Canyon shown to be utilized as a golf course shall be deemed to be redesignated to "Perpetual Open Space" except for that portion described in the Specific Plan. The excepted portion shall be deemed to be redesignated to " Low Density Residential", whereupon all rules and regulations contained in this Specific Plan controlling the use and development of other portions designated " Low Density Residential" shall apply. Where Neighborhood standards may provide different standards for different areas of the plan having the designation of " Low Density Residential" the City Council will consider which Standards contained herein apply at the time of approval of the Tentative Maps for such areas.

In response to an expressed interest by several interested entities, the landowner developed a "real estate option agreement" between PacWest Murrieta, Ltd., and the Murrieta Anza Elsinore Resource Conservation District which would facilitate acquisition of the open space area in and around Cole Canyon for public purposes. This option agreement will establish a 12-month period, with possible extension, IF during which acquisition is completed, development of the golf course will be precluded, resulting in implementation of the project under the "Mitigation Bank" Alternative.

The plan includes a joint use park combined with an elementary school. The housing opportunities within the development are wide and varied with products including townhomes planned unit development and lots ranging to 2 ½ acres. Copper Canyon also includes a neighborhood commercial center located at the corner of Bear Creek Drive (Calle de Oro Oso) and Clinton Keith Road. In conjunction with the County of Riverside Parks Department and the Nature Conservancy the plan has incorporated a portion of the master trail system linking this portion of the City of Murrieta to the extensive regional trail system planned by the County of Riverside (please refer to Exhibit III-3). In addition, under the "Golf Course Alternative, there are several active and passive parks totaling 23.2 acres in addition to the golf course which occupies 167.3 acres. In the "Mitigation Bank Alternative," 24.4 acres of parks are provided. The plan incorporates sensitive design with respect to the natural resources and beauty of the area by clustering the development on the most accommodating areas without creating excessive densities.

Staff and Public Consultation

Prior to commencement of detailed planning, the general concepts of these revisions explored with staff. The following agreements were reached early in the process and pursued throughout:

- Copper Canyon is a significant project within the City and a "team approach" to the processing of the project would be beneficial to all.

- The underlying documents prepared for the processing of Specific Plan No. 253, while not in the format presently recommended by the City Staff, do meet the legal requirements and were well done and documented.

- The concept of the plan has not changed significantly, the differences are primarily in the details.

- The best way to proceed is to revise and update the existing documents in order to reflect the regulatory changes and new site conditions. This would include updating of nearly all of the environmental studies to reflect changes in regulations and conditions. All significant issues shall be addressed, but the existing format may be retained and additional information and/or reformatting, not germane to this project, will not be required. The entire plan, including exiting elements will need to conform to the City of Murrieta General Plan in effect at the time of consideration of this Specific Plan and accompanying documents. The initial submission of the revised document, where practical, will clearly indicate the additions, deletions and modifications from the previous submissions of Specific Plan No. 253 by use of strikeouts, underlining and italics.

- Because of certain unique features of Copper Canyon, including the possibility of a municipal golf course, a privately owned golf course, or simply a vast open space system in the event the golf course is not economically feasible, the existence of substantial infrastructure, the existence and on-going nature of the OPA, a development agreement should be processed simultaneously with the Specific Plan, so that all parties including the public will be aware of all of the significant issues associated with the processing of Specific Plan No. 253.

- The question of municipal ownership of the proposed Golf Course is a separate issue to be evaluated by and between the City and the property owner on its own merit separate and apart from this plan, although certain relevant issues thereto may be addressed as a contingency in this plan and the accompanying Development Agreement.

- A matrix indicating the applicability of General Plan Policies will be provided. The matrix will indicate where the applicable policies are addressed within the Specific Plan Document.

- Specific Plan No. 253 will include a 100' scale diagram showing how the overall land plan may evolve and how the grading to achieve the indicated densities may impact the property.

- Within the Community Development Guidelines specifics of architectural design, presently included will be deleted and replaced with proscriptive and prescriptive guidelines which will define neighborhood characteristics without unreasonably limiting creativity or diversity or allowances for market evolution.

- Tentative Maps and Zone Changes, where appropriate may be processed simultaneously with the Specific Plan, provided sufficiently detailed environmental information is provided.

Upon adoption of the Specific Plan by the Murrieta City Council on January 2, 1996, a great deal of public controversy arose which has prompted further refinements to the Specific Plan and the identification of a land use alternative which provides for project implementation without a golf course. The refinements to the plan, in addition to identification of a new alternative, involve among many modifications, a reduction in density and hillside development, elimination of multiple-family housing, establishment of 6,000 square feet as the minimum lot size, an increase in the amount of natural open space and mitigation, restrictions on animal keeping in environmentally sensitive areas, additional buffers and setbacks along the golf course and increased park acreage.

This Revised Specific Plan and those documents accompanying it submission, and subsequent steps, reflect the foregoing. Upon approval of this Plan and accompanying documents certain other things will need to occur, including the further diminishment of Specific Plan No. 128 and a deletion of those portions of any accompanying Development Agreements that may be superseded by documents accompanying this Plan.

I. INTRODUCTION

This document has been prepared for the purpose of delineating a multiple-use land development plan for a large parcel of land in the City of Murrieta. The development proposal, called the Copper Canyon Country Club Specific Plan, encompasses 579 acres of land located in the City of Murrieta in the southwestern portion of Riverside County, California within the confines of the Joaquin Ranch Specific Plan 128W, adopted on January 8, 1980 and amended in 1986 and 1988.

The purpose of the Copper Canyon Specific Plan is to provide a set of master plans, guidelines, regulations and implementation programs for guiding and ensuring the orderly development of the project.

The Copper Canyon Specific Plan reflects a master planned community designed in response to market development trends in and around the City of Murrieta. Utilizing the Specific Plan approach, the Project will be developed in a comprehensive manner consistent with the natural characteristics of the site while providing an appropriate level of infrastructure and amenities.

Furthermore, it is the intent that the Copper Canyon Specific Plan be dynamic and not a fixed or inflexible document, allowing for modifications as developed circumstances may require.

I. Introduction

II. Summary

II. *SUMMARY*

Location and Site Description

The Copper Canyon Specific Plan encompasses approximately 579 acres of land located in the northwesterly portion of the City of Murrieta at the base of the Santa Ana Mountains which transect the southwestern portion of Riverside County, California (see Regional Location Exhibit No. II-1). The site is accessible from the north by Clinton Keith Road via Calle de Oro Oso. These two (2) roads link the site to Interstate 15, the major north-south freeway for the project region which connects Riverside County to San Diego County and the City of Riverside (see Vicinity Location Exhibit No. II-2).

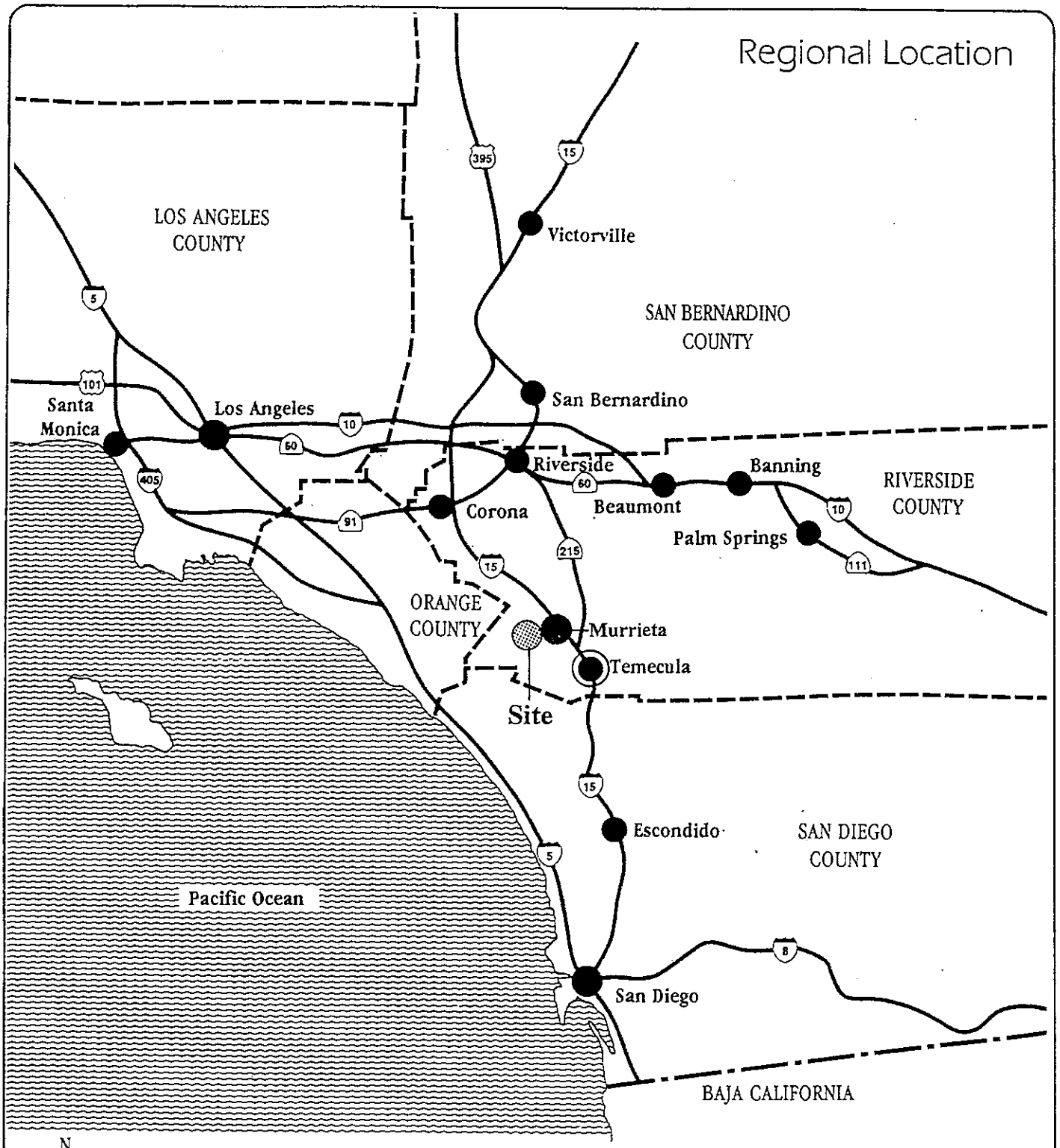
Land Use Plan

The project consists of two potentially implementable alternatives, the "Golf Course Alternative" and the "Mitigation Bank Alternative." The "Golf Course Alternative" will be implemented if it is determined to be economically feasible to develop a golf course in conjunction with the project, while the "Mitigation Bank Alternative" will be implemented if acquisition of this area is completed by the Elsinore-Anza-Murrieta Resource Conservation District. If neither of these two potentials is implemented, the subject area will be maintained in perpetual open space.

A. Golf Course Alternative

The Specific Plan has been designed to provide 839 residential dwelling units ranging from 0.3 dwelling units) per acre to 6.0 dwelling units per acre with an overall project site density of 1.5 d.u./ac. which covers 225.9 acres or 39% of the site. Open Space designations within the specific plan call for several park areas totaling 23.2 acres (4%) which are spread throughout the site. An eighteen (18) hole golf course is planned which will cover 167.3 acres (29%) generally in the vicinity of Cole Canyon and Cole Creek, together with a golf club facility which will be located on 5.1 acres (0.9%).

The area of the Golf Course is environmentally sensitive and the course has been designed to account for such sensitivities. It has been proposed by the proponent that the land for the course be granted to the City for use as a municipal course. The decision making process regarding the development and/or municipal acquisition of the course will follow a different path than the Specific Plan and will be based upon development economics and market demand.



COPPER CANYON

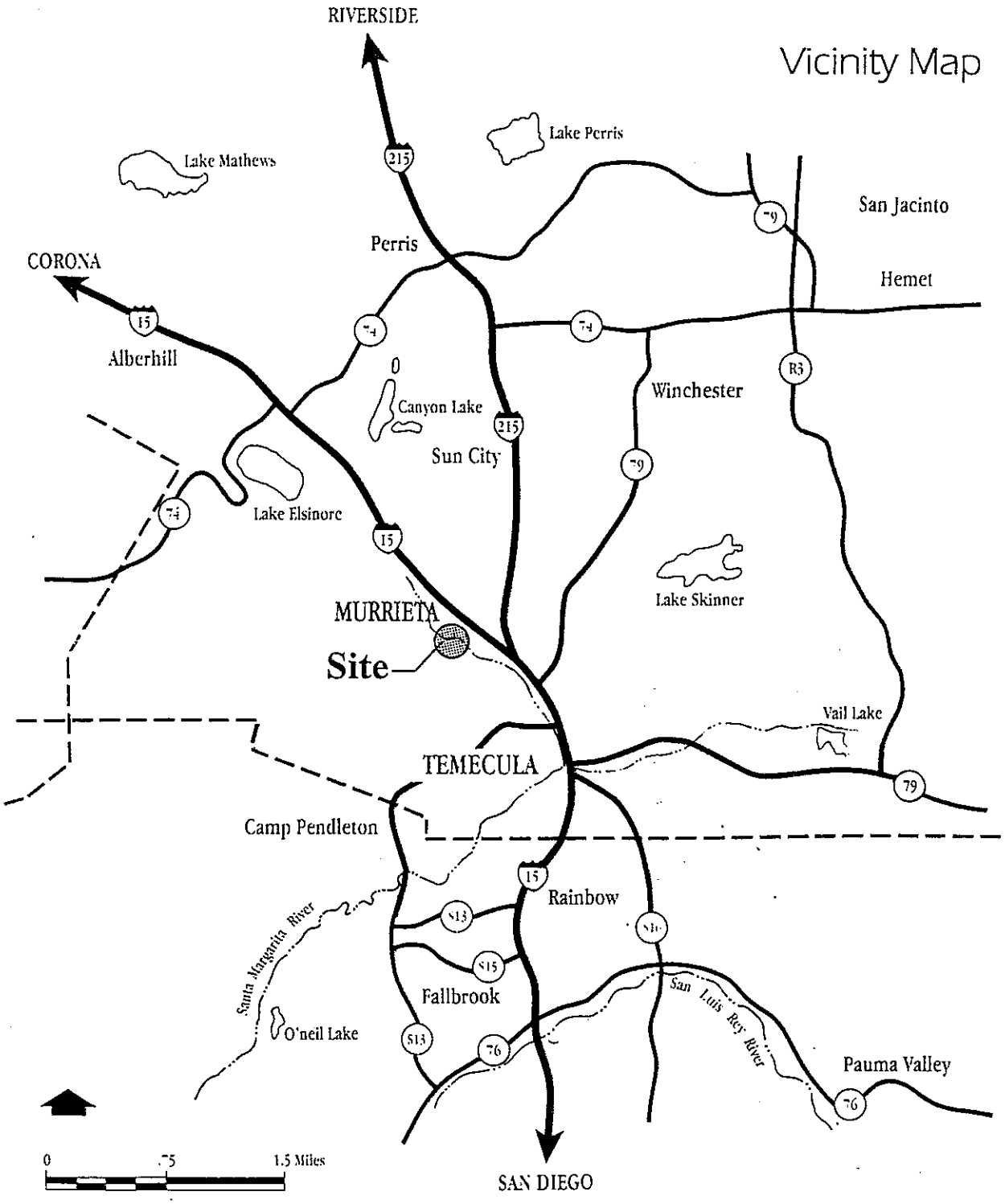
C O U N T R Y · C L U B

SPECIFIC PLAN

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

Exhibit No.: II-1

Prepared by Toadly Graphic



COPPER CANYON
COUNTRY · CLUB
SPECIFIC PLAN

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

Exhibit No.: II-2

Prepared by Toadly Graphic

Southeast of Copper Canyon there is an airport whose clear landing zone encroaches on a portion of Planning Area 4. As long as the airport remains in operation, no development will take place within this clear zone unless all requirements of the County of Riverside Airport Land Use Commission and FAA can be met.

There is one designated elementary school site encompassing 10 acres (1.6%) combined with a joint use park of 4.4 acres. A neighborhood commercial site has been included on 14.1 acres (2.4%).

Passive open space encompasses 120.8 acres or 21% of the site. Open space uses will be limited to trail hiking and fuel modification for grass/chaparral fire potential. The remaining 17.2 acres (3%) will be used for public facilities and circulation.

B. Mitigation Bank Alternative

In addition to the residential enclave refinements specified under the Specific Plan Golf Course Alternative, this refinement and plan alternative provides for the elimination of the golf course and club and the preservation of the Cole Canyon Creek area as permanent, natural open space. The area could be used for purchase by developers and other agencies for the mitigation of adverse habitat impacts associated with off-site development and construction activity. Where a 100 foot buffer can be maintained along Cole Canyon Creek in former golf course area, limited residential development would take the place of the golf course under this alternative.

Land uses provided for under this alternative include single family residential (245.8 acres/42% project area), natural open space and recreation (291.9 acres/51%), neighborhood commercial (14.1 acres/3%), and an elementary school (10 acres/2%).

The same level of amenity, design features and trail improvements would be provided under this alternative as with the Golf Course Alternative.

Under both land use alternatives, the Copper Canyon Specific Plan will retain high levels of natural amenity value through the preservation of a minimum of 90 percent of the 22 acres of oak woodland within the project site, which is a combination of Engelmann and California Coast Live Oak. An oak tree preservation, replanting and maintenance program is also proposed in conjunction with a program to re-establish and maintain oak woodland understories to promote the long-term survivability of the oak woodland plant community on the project site.

Project Objectives

The following paragraphs contain objectives of the project. Below each objective, the result of the objective is listed. Objectives are the means of shaping a goal and attaining it. Before project objectives are delineated, a goal statement will be made.

Goal Statement:

A specific plan that provides low to high density residential land uses with an overall project density of no more than 1.6 dwelling units per acre.

Objectives:

The following objectives are designed to provide an overview of measures that have been incorporated into the design of the community. Specific design criteria, parameters, location and layout are provided along with illustrative exhibits in Chapter III, the specific plan portion of the document.

Objective:

Provide a variety of housing types which meet the needs of the existing and move-up housing market as well as providing some higher density, moderate income housing types.

Result:

The specific plan has designated between 839 and 916 dwelling units ranging from 0.3 to 6.0 dwelling units per acre. Housing will be provided that will be low density in character and will fit into the traditional move-up style type of home. Housing will occur on lots which are a minimum of 6,000 square feet in size up to 2.5 acre lots.

These homes will provide for a balance of up-scale housing choices available for residents in the specific plan community which is expected to attract a variety of people in the moderate housing bracket.

Objective:

Provide active recreation areas for specific plan residents.

Result:

Several parks are proposed to serve the specific plan community to cover a variety of recreational needs, from passive parks with walkways and/or picnic

benches to active recreational areas with large, open grass areas, soccer fields, tennis courts and baseball diamonds. Parkland within the community totals 23.2 acres under the "Golf Course Alternative" and 24.4 acres under the "Mitigation Bank Alternative." Additionally, an 18 hole golf course has been integrated through the entire specific plan for the "Golf Course Alternative" which provides an on-site recreational facility as well as an aesthetically pleasing greenbelt area which will integrate into the existing environment through plant species selection and layout.

Objective:

Avoid the development and grading of areas of 25% slopes within the specific plan.

Result:

The City of Murrieta has adopted a Hillside Development ordinance which places restrictions on development in areas of 25% to 50% slope and prohibits development on slopes of 50% or greater. These areas are of special concern to the City due to the increased potential hazard to development in terms of grading, slope stability and erosion. In designing the specific plan, development of these areas was avoided or greatly minimized and an evaluation of the project design vis-a-vis the Hillside Development ordinance will be provided in the context of the Environmental Impact Report.

Objective:

Preserve, in place, as many native Coastal Live Oak and Englemann Oak trees by integrating the trees into specific plan design.

Result:

Where oak tree stands are concentrated, passive park sites have been formed to preserve, in perpetuity, the existing oaks. Other areas of less concentration of oaks have been avoided through planning area design and road layout. Of the completed site inventory where oak tree stands are concentrated, passive park sites have been formed to preserve, in perpetuity, the existing oaks.

Other areas of less concentration of oaks have been avoided through planning area design and road layout. Of the completed site inventory of trees that have been tagged, mapped and graded, 12 or fewer will be removed, and five (5) will be relocated. Those that are not prime specimen trees will be preserved due to their importance to a variety of bird species for perching,

nesting and refuge. The trees are also important to other wildlife who use them as food or as a food source (e.g., insects) in addition to being a place of refuge.

Project Characteristics

The following discussion will provide a broad brush general analysis of the specific plan's various land use components. In addition, the discussion will examine the proposed project in relation to the subject site's constraints and opportunities.

The Copper Canyon Specific Plan will reflect a mixed use, master planned community in response to market and development trends in and around the City of Murrieta.

The specific plan/environmental impact report approach to developing the subject site is the preferred planning mechanism. Through the specific plan process, the project will develop in a comprehensive manner that is consistent with the site's unique natural character while providing an appropriate level of infrastructure and open space considerations tied to regional systems.

The site has one well defined water course which runs through Cole Canyon with two associated United States Geological Survey blucline streams with riparian woodland areas. Areas determined to be classified as "Waters of the United States" will be retained in a natural condition with 4.06 acres modified to accommodate the golf course.

The design components of the specific plan will assist in preserving and integrating the site's natural amenity values into the project design. They will also establish project unification and identity through design features such as architecture, signage, landscaping, entry statements and community walls and fences.

Project Phasing

The following subsection will provide a discussion relative to the project's anticipated phasing program.

Specific plan phasing will guide the timing and sequencing of development in accordance with grading, infrastructure requirements and infrastructure availability.

The thrust of the phasing program is to provide flexibility in order to deal effectively with dynamic market trends and conditions. The four master phases identified on the Master Phasing Plan Exhibit No. III-16 incorporate, in total or in part, several individual planning areas. Each phase corresponds to areas that can stand alone in terms of balancing grading quantities, providing adequate infrastructure and provide significant open space opportunities.

In that development within each phase is infrastructure dependent, development within phases can occur concurrently or independently, providing that adequate consideration for infrastructure has been given. Phasing is associated with residential development, with park and recreation area improvements to be tied to unit counts in order to ensure that the various parks are established without being dependent on any particular phase.

III. Specific Plan

III. SPECIFIC PLAN

This chapter contains the principal elements which uniquely define the Copper Canyon Specific Plan. The following discussion has been structured to achieve a logical progression moving from broad overviews of the project to more specific and detailed descriptions of its various land use and infrastructure components. In addition to these technical plan elements, this chapter discusses Architectural and Landscape Guidelines as well as the project's Implementation Program and a description of further Administrative and Discretionary approvals required before project construction can occur.

A. Introduction

1. Plan Methodology

Plan methodology deals with the techniques which are employed to shape a given plan's development. In the case of Copper Canyon, the plan was developed by first inventorying biological assets and developing a plan which protected those assets. This methodology is characterized in the following paragraphs.

- General Plan Implementation

  In preparing the Specific Plan document, a review and analysis of the Murrieta General Plan was performed. In accordance with the General Plan, the project: provides a variety of residential product types (Policy LU-1.1a); clusters development in order to avoid areas of steep slopes and environmental sensitivity (LU-1.1k); provides recreational opportunities in the form of a golf course and parks (LU-1.5c); and preserves and maintains significant open space areas and resources (LU-1.7a). This represents only a few of the key policies in the General Plan Land Use Element, however it is indicative of the function of a Specific Plan in furthering the implementation of the General Plan, which is indeed the principal function of the specific plan "tool".

- Biological Data Bank

  Prior to commencing planning studies, biologists have been working on-site collecting information, cataloging the workings of the natural environment and assembling a thorough data base to give Copper Canyon' planners a concise picture of how the site's ecosystem works prior to their generation of planning alternatives. This has allowed the planning team to avoid almost all areas of biological significance.

Most recently, an assessment was conducted of the impacts of the project design on known resources, and the plan has been developed based on the findings developed.

- Golf Course and Drainage System

The "Golf Course Alternative" of Copper Canyon contains a golf course which meanders between residential neighborhoods and which responds sensitively to the natural environment. By identifying the project's natural watersheds and drainage patterns, along with the various biotic communities around the drainage ways, the design team was able to utilize the golf course as a means of minimizing development impacts upon the natural patterns of drainage. This approach to the golf course design retains the natural characteristics of the existing topography, which then allows the preservation of on-site oak woodlands and riparian areas. Also, integrating drainage into the open space created by the golf course has the additional benefit of mitigating traditional flood control constraints.

With components of the golf course winding through the various major neighborhood enclaves, the plan can now address each neighborhood on its own merits, with a circulation, land form, open space and drainage concept well founded within the site's environmental constraints.

An additional significant design elements involves the use of water quality wetlands within the golf course. These design measures are proposed to manage runoff from both residential areas as well as the golf course and will function to preserve water quality while at the same time reducing peak flows.

- Parks and Open Space

Defining parks and open space within Copper Canyon has provided a design basis for the development of the community master plan.

First and most important was the decision to preserve much of the natural hillside areas of the site and create an extensive amount of open space around them. Development will be clustered and limited to well defined neighborhood enclaves.

Interwoven in and around the neighborhoods, open space and recreational parks have been identified and will provide active recreational opportunities and passive open space uses for each of the adjoining neighborhood enclaves.

- The Plan

  In contrast to the typical planning approach of maximizing engineering efficiency, then analyzing the resultant environmental damage and attempting to retrofit mitigation, the fundamental approach taken in the design of the Copper Canyon project has been to create a community which recognizes and supports the extraordinary natural environment in which it resides. Exhibit III-1 illustrates the environmental constraints considered in the Planning process.

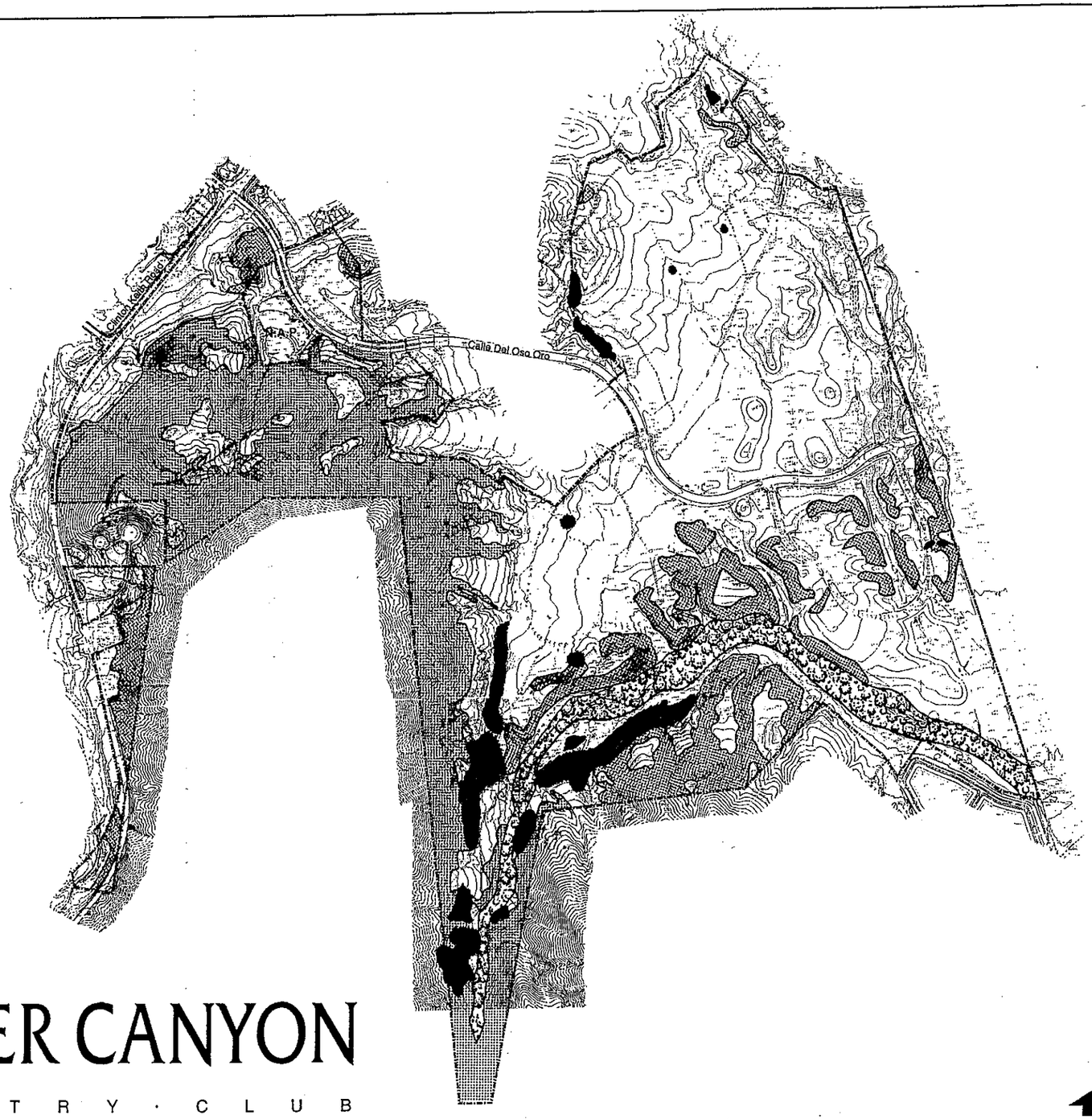
2. Market Objectives

The overall objective of the Copper Canyon project is to create a high quality community with substantial recreational and open space amenities and a high degree of sensitivity towards natural resources.

In response to a strong local demand for all types and price ranges of housing, the project will include a wide spectrum of housing ranging from apartments and condominiums to single family detached dwellings with minimum lot sizes ranging from 6,000 square feet to 2.5 acres. The project will provide opportunities for a diverse range of homebuyers. Under the "Golf Course Alternative" a large number of the dwellings proposed will have a recreational orientation due to their location adjoining the 18-hole golf course or the project's numerous park sites. Under the other alternative, many lots will have direct exposure to scenic open space vistas.

The anticipated residential land uses and phasing plan will establish a diverse product inventory which will allow the project sponsor to maintain a viable and marketable project through the inevitable market changes and fluctuations.

The major emphasis of the marketing program for Copper Canyon is flexibility. This flexibility is a result not only of the desire to serve a very wide range of market segments, but is also a product of the time frame of development. With a time frame of approximately ten (10) years or more for project development, it becomes a necessity to have built-in flexibility because of the fluctuating nature of the local and regional market.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

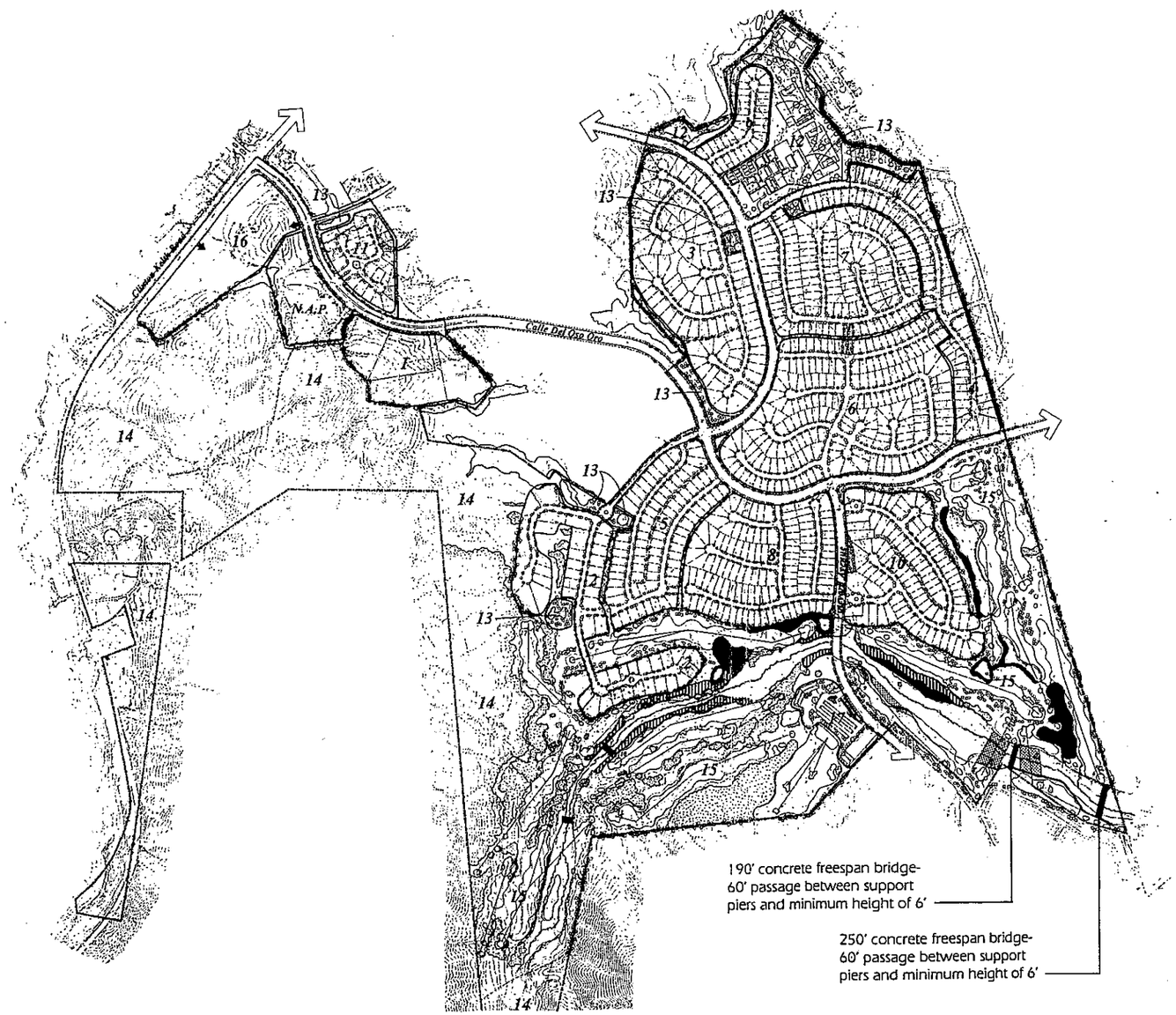
Environmental Constraints

- 25% Slopes or Greater
- Oak Woodland
- Riparian Woodland

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

Exhibit No.: III-1

Prepared by Toadly Graphic



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

60' Buffer / Enhancement

Mitigation Area

Maintain Riparian Habitat

N

Scale: 1" = 1000'

0 500 1000 1500Ft

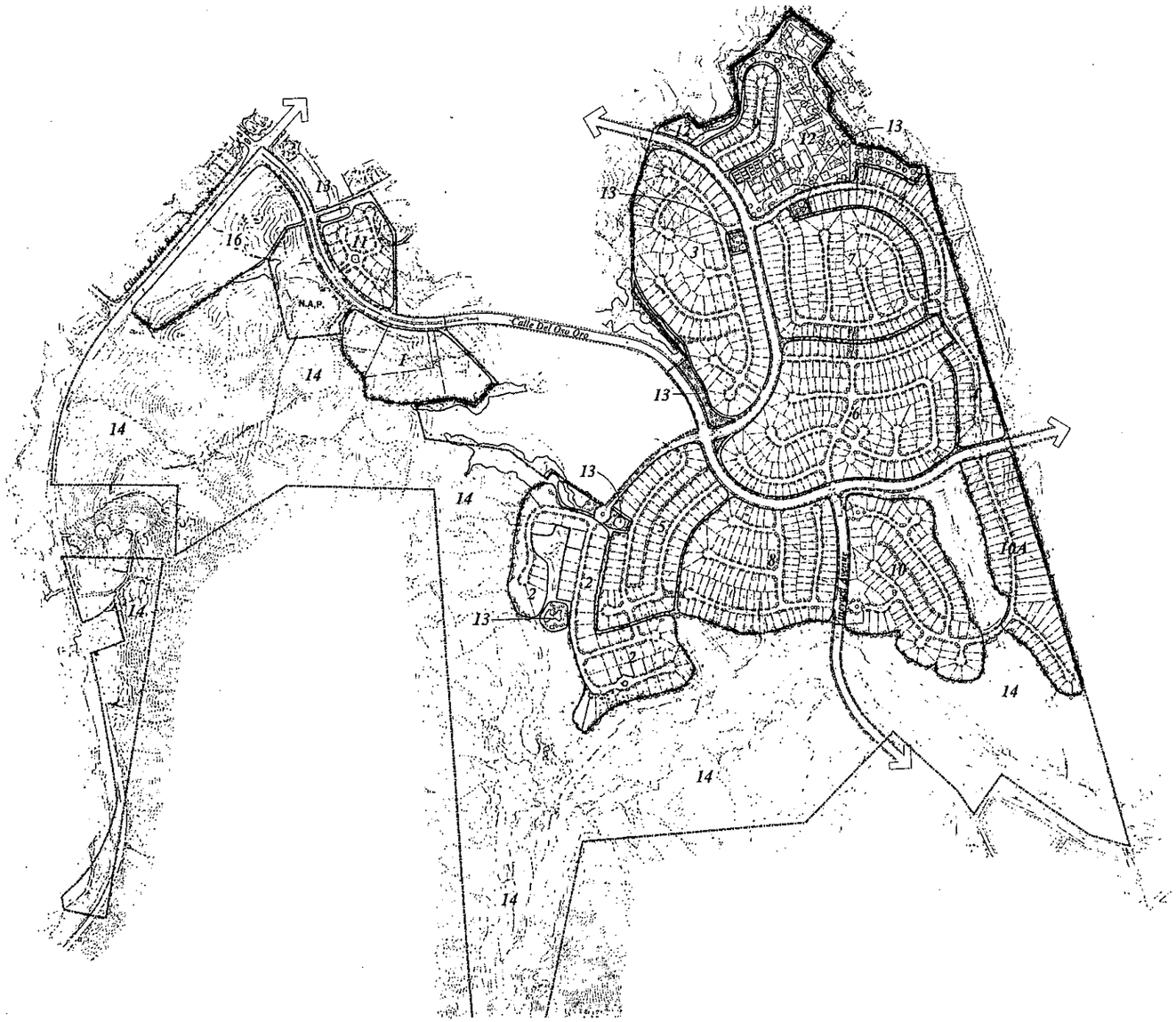
Land Use Plan
Golf Course Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density	Total Dwelling Units
Custom Lot					
Individual Home Sites	2.5 Ac.	1	12.0	0.3	4
Low Density					
Single Family	10,000	2	20.6	2.0	41
	7,200	3	32.4	3.0	98
	6,000	4	18.0	3.8	68
	6,000	5	18.2	4.3	78
	6,000	6	38.6	4.6	177
	6,000	7	24.6	4.8	118
	6,000	8	23.4	4.8	112
	6,000	9	5.8	4.8	28
	6,000	10	20.7	4.2	87
	6,000	11	7.8	3.6	28
Residential Subtotal:			225.9	3.7	839
Parks and Open Space					
Community Park / Elementary School		12	(18.5)		
School Site			5.4		
*Joint Use School/Park			4.4		
*Active Park			2.6		
Natural Oak Park			6.1		
*Oak Parks		13	10.1		
Natural Open Space		14	120.8		
Golf Course		15	167.3		
Parks and Open Space Subtotal:			316.7		
Commercial					
Neighborhood Commercial		16	14.1		
Golf Club		17	5.1		
Landscaped Roadways			17.2		
Total:			579.0	1.5	839

Active park area within Planning Area 12 accounts for 6.2 acres while 75% of Planning Area 13 Oak Parks also accounts for 7.5 acres of active area for a total of 13.7 acres of active park land.

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

Exhibit No.: III-2



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 1000'

0 500 1000 1500Ft

Land Use Plan - Mitigation Bank Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density	Total Dwelling Units
Custom Lot					
Individual Home Sites	2.5 Ac.	1	12.0	0.4	4
Low Density					
Single Family	10,000	2	24.0	2.4	58
	7,200	3	32.4	3.0	98
	6,000	4	18.0	3.8	68
	6,000	5	18.2	4.3	78
	6,000	6	38.6	4.6	177
	6,000	7	24.6	4.8	118
	6,000	8	23.4	4.8	112
	6,000	9	5.8	4.7	27
	6,000	10	24.0	3.8	92
	7,200	10A	17.0	3.3	56
	6,000	11	7.8	3.6	28
Residential Subtotal:			245.8	3.7	916
Parks and Open Space					
Community Park / Elementary School		12	(18.5)		
School			5.4		
Joint Use Park			4.4		
Active Park			2.6		
Natural Oak Park			6.1		
Oak Parks		13	10.1		
Natural Open Space		14	273.3		
Parks and Open Space Subtotal:			301.9		
Commercial					
Neighborhood Commercial		16	14.1		
Landscaped Roadways			17.2		
Total:			579.0	1.6	916

Active park area within Planning Area 12 accounts for 7.4 acres while 75% of Planning Area 13 Oak Parks also accounts for 7.5 acres of active area for a total of 14.9 acres of active park land.

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

Exhibit No.: III-2A

Specific market objectives for Copper Canyon include:

- Design the project in a manner sensitive to and compatible with existing and planned surrounding land uses and significant natural resources.

- Have the capability of responding to changing market conditions with a broad spectrum of housing styles and residential and non-residential product types.

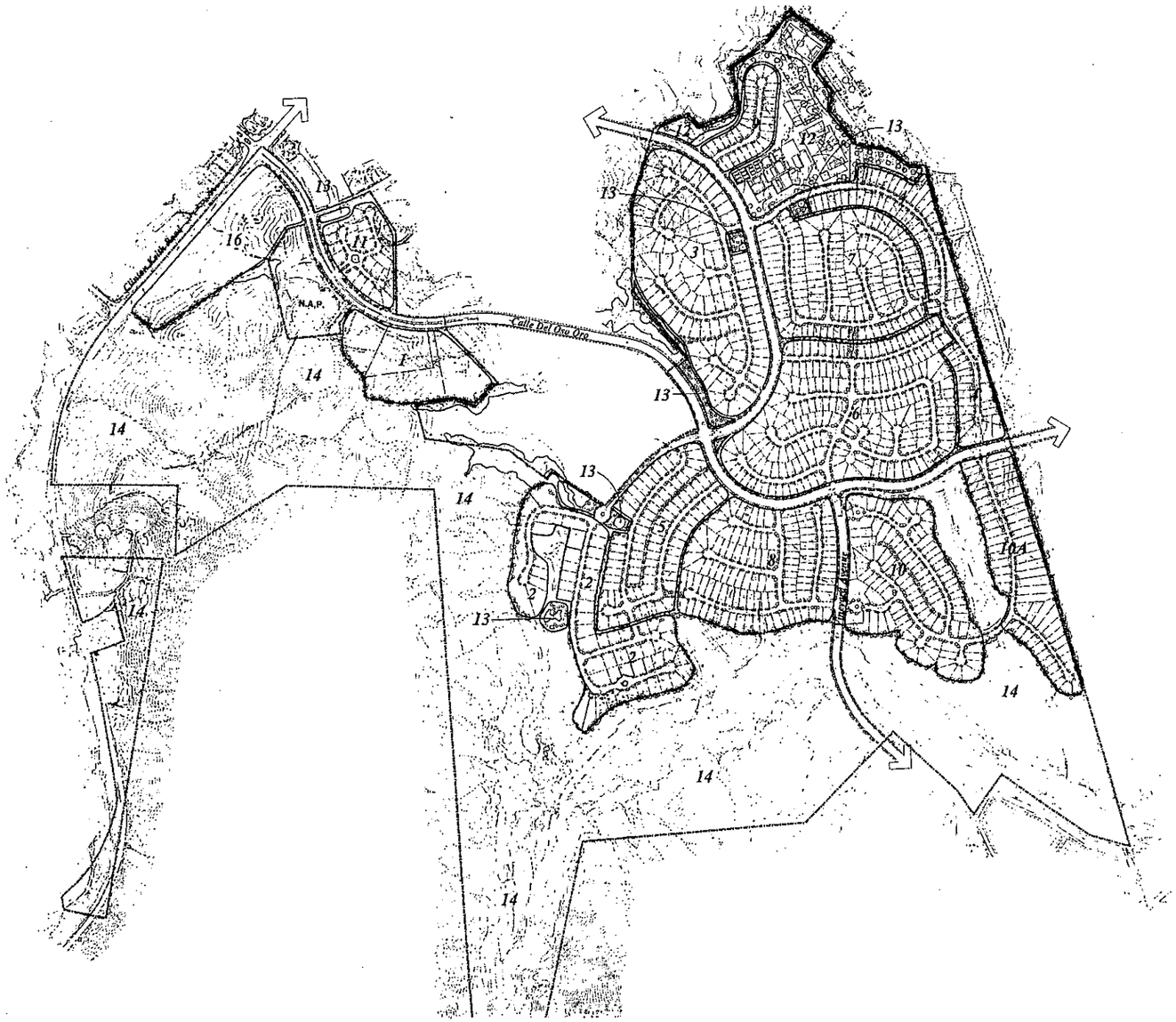
- Establish a sense of identity through coordinated systems of signage, fencing, architecture, landscaping and circulation as well as the provision of identity nodes and neighborhood and community entries.

- Provide a diversified social environment in the community by the inclusion of diverse housing types and price ranges which will appeal to a variety of socioeconomic groups.

- Create an environment and promote lifestyle opportunities which contribute to the establishment and protection of a high quality development with long-term value within individual neighborhoods and the Copper Canyon community.

- Attract a mix of commercial uses and employment opportunities that will serve the needs of both project and neighboring residents.

- Contribute to the scenic and recreational amenities by providing a recreation and open space system which is both aesthetically pleasing and functional and which complements significant environmental resources.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 1000'

0 500 1000 1500Ft

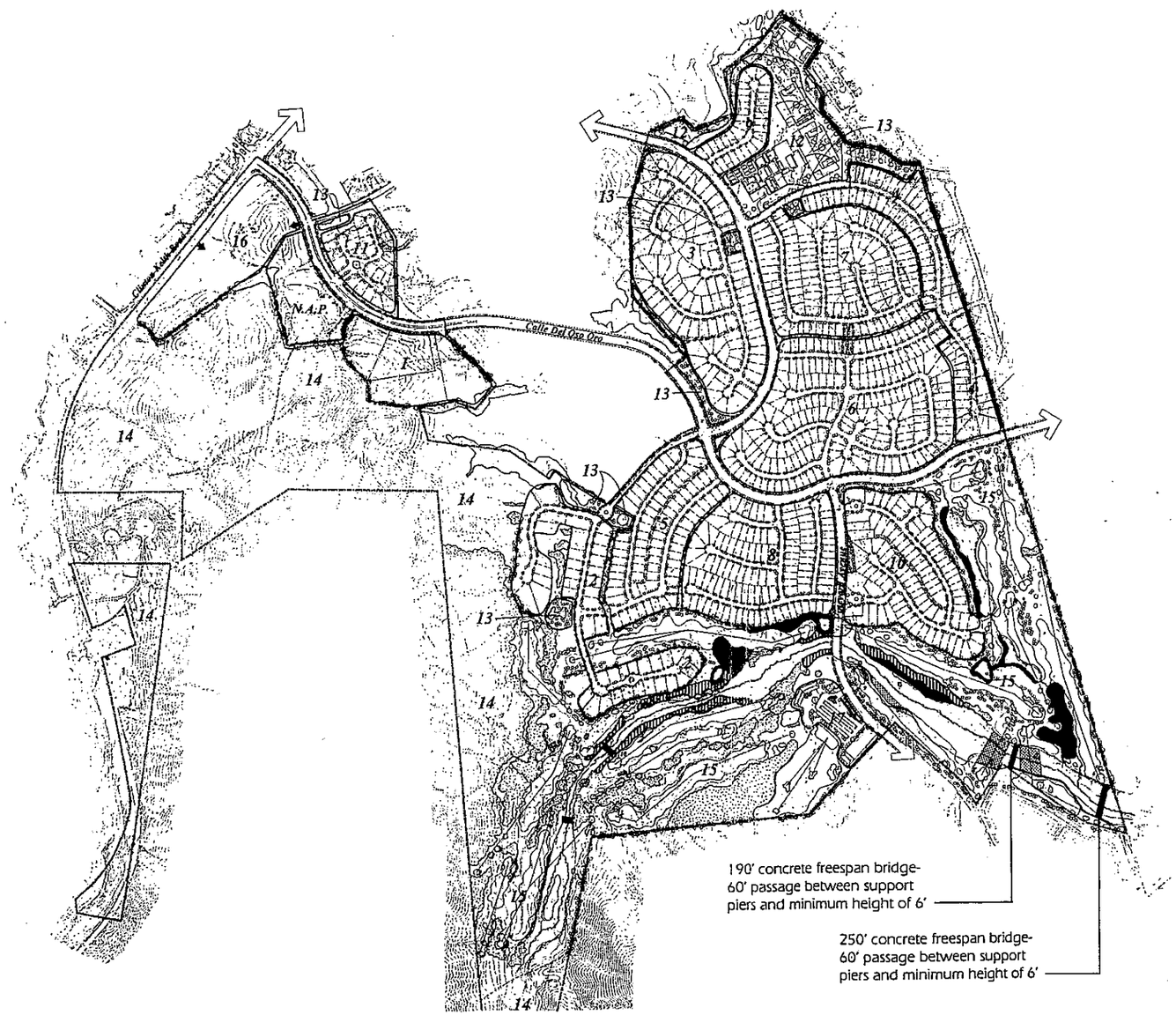
Land Use Plan - Mitigation Bank Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density	Total Dwelling Units
Custom Lot					
Individual Home Sites	2.5 Ac.	1	12.0	0.4	4
Low Density					
Single Family	10,000	2	24.0	2.4	58
	7,200	3	32.4	3.0	98
	6,000	4	18.0	3.8	68
	6,000	5	18.2	4.3	78
	6,000	6	38.6	4.6	177
	6,000	7	24.6	4.8	118
	6,000	8	23.4	4.8	112
	6,000	9	5.8	4.7	27
	6,000	10	24.0	3.8	92
	7,200	10A	17.0	3.3	56
	6,000	11	7.8	3.6	28
Residential Subtotal:			245.8	3.7	916
Parks and Open Space					
Community Park / Elementary School		12	(18.5)		
School			5.4		
Joint Use Park			4.4		
Active Park			2.6		
Natural Oak Park			6.1		
Oak Parks		13	10.1		
Natural Open Space		14	273.3		
Parks and Open Space Subtotal:			301.9		
Commercial					
Neighborhood Commercial		16	14.1		
Landscaped Roadways			17.2		
Total:			579.0	1.6	916

Active park area within Planning Area 12 accounts for 7.4 acres while 75% of Planning Area 13 Oak Parks also accounts for 7.5 acres of active area for a total of 14.9 acres of active park land.

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

Exhibit No.: III-2A



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

60' Buffer / Enhancement

Mitigation Area

Maintain Riparian Habitat

N

Scale: 1" = 1000'

0 500 1000 1500Ft

Land Use Plan
Golf Course Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density	Total Dwelling Units
Custom Lot					
Individual Home Sites	2.5 Ac.	1	12.0	0.3	4
Low Density					
Single Family	10,000	2	20.6	2.0	41
	7,200	3	32.4	3.0	98
	6,000	4	18.0	3.8	68
	6,000	5	18.2	4.3	78
	6,000	6	38.6	4.6	177
	6,000	7	24.6	4.8	118
	6,000	8	23.4	4.8	112
	6,000	9	5.8	4.8	28
	6,000	10	20.7	4.2	87
	6,000	11	7.8	3.6	28
Residential Subtotal:			225.9	3.7	839
Parks and Open Space					
Community Park / Elementary School		12	(18.5)		
School Site			5.4		
*Joint Use School/Park			4.4		
*Active Park			2.6		
Natural Oak Park			6.1		
*Oak Parks		13	10.1		
Natural Open Space		14	120.8		
Golf Course		15	167.3		
Parks and Open Space Subtotal:			316.7		
Commercial					
Neighborhood Commercial		16	14.1		
Golf Club		17	5.1		
Landscaped Roadways			17.2		
Total:			579.0	1.5	839

Active park area within Planning Area 12 accounts for 6.2 acres while 75% of Planning Area 13 Oak Parks also accounts for 7.5 acres of active area for a total of 13.7 acres of active park land.

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

Exhibit No.: III-2

B. Land Use Plan and Standards

This section is intended to give an overview of the project and its component master plans. To achieve this, two levels of discussion are provided. The first, in tabular form, provides a statistical summary of the various land uses and planning areas which comprise the plan. The second, more extensive portion discusses the basic master planning components within the plan as well as the standards applicable to each.

1. Project Overview

The Copper Canyon Specific Plan will reflect a mixed use, master planned community in response to market and development trends in and around the communities of Murrieta and Temecula, with two alternative land use plans.

Table III-1 provides a convenient reference to the project's major land use components and their distribution in terms of acres and percentage of site coverage (refer to Specific Land Use Plan Exhibit No. III-2 and III-2A).

Table III-1
Copper Canyon
Land Use Summary

	Golf Course Alternative		Mitigation Bank Alternative	
Use	**Acreage**	**Percentage**	**Acreage**	**Percentage**
Open Space and Recreation	139.4	24%	291.9	51%
Schools	10	2%	10	2%
Residential	225.9	39%	245.8	42%
Commercial	19.2	3%	14.1	2%
Golf Course	167.3	29%	--	--
Circulation	17.2	3%	17.2	3%
Total	**579**	**100.0%**	**579**	**100.0%**

Table III-2, which follows, provides a overview of the project's Planning Areas, land uses and product types.

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
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.3	4
LOW DENSITY							
Single Family	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
RESIDENTIAL SUBTOTAL			225.9			3.7	839

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
PARKS AND OPEN SPACE							
Community Park / Elementary School		12	(18.5)				
School Site			5.4				
**Joint Use School / Park*			4.4				
**Active Park*			2.6				
Natural Oak Park			6.1				
Oak Parks		13	10.1				
Natural Open Space		14	120.8				
Golf Course		15	167.3				
PARKS AND OPEN SPACE SUBTOTAL:			316.7				
COMMERCIAL							
Neighborhood Commercial		16	14.1				
Golf Club		17	5.1				
LANDSCAPED ROADWAYS			17.2				
TOTAL:			579.0			1.5	839

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
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.4	4
LOW DENSITY							
Single Family	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	3.83.3	92
	7,200	10A	17.0	2.1 - 4.0	36 - 68	3.6	56
	6,000	11	7.8	3.8 - 6.0	30 - 47		28
RESIDENTIAL SUBTOTAL			245.8			3.7	916

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
PARKS AND OPEN SPACE							
Community Park / Elementary School		12	(18.5)				
School			5.4				
Joint Use / Park			4.4				
Active Park			2.6				
Natural Oak Park			6.1				
Oak Parks		13	10.1				
Natural Open Space		14	273.3				
PARKS AND OPEN SPACE SUBTOTAL:			301.9				
COMMERCIAL							
Neighborhood Commercial		16	14.1				
LANDSCAPED ROADWAYS			17.2				
TOTAL:			579.0			1.6	916

2. Master Planning Components

The balance of Chapter III contains a systematic discussion of component parts which, in combination, form the Copper Canyon project. These components deal primarily with the land use, infrastructure, and environmental considerations upon which the plan is built. Where numerical figures are expressed for the Specific Plan (i.e., xx/yy), the first figure refers to the "Golf Course Alternative," while the latter figure refers to the "Mitigation Bank Alternative."

a. Residential Land Use Plan and Standards

- Residential Land Uses

Residential land uses within the Copper Canyon Specific Plan will provide a variety of housing opportunities in response to regional market factors and conditions. The residential component will reflect a combination of low density, medium density and medium-high density land use categories and two (2) major product type categories. Overall, residential uses will establish a maximum of 839/916 dwelling units with an overall project density, including passive open space commitments, of 1.5/1.6 dwelling units per acre. The eleven (11) residential planning areas correspond to designated portions of the site which are designed to function independently with regard to earthwork balance and infrastructure development.

The proposed residential land uses and phasing plan will establish a diverse product inventory which will allow the project sponsor to maintain a viable project and respond to fluctuations in market demand. In addition, this approach accomplishes one of the project's major objectives which is to develop a community of social and economic diversity. The variety of residential product types afforded within the specific plan will play an important role in meeting this objective.

The Copper Canyon Specific Plan will incorporate a varied amenity package to appeal to the recreational orientation of families in addition to mature couples and the retirement segment of the population. The provision of recreational amenities such as multipurpose trails, neighborhood pocket parks, passive greenbelt areas and an eighteen (18) hole golf course and club house facility (under the "Golf Course Alternative") will attract the recreation oriented population.

Of particular significance to the residential component of the Copper Canyon project is the eighteen (18) hole golf course/clubhouse facility. This important potential amenity meanders throughout most of the project, providing many of the residential planning areas with a golf course community focus. The golf course will be visible from key vistas throughout the development and will provide a strong sense of arrival for residents and visitors as well as a visual softening of the surrounding urban environment. With the "Mitigation Bank Alternative," natural open space areas will serve the same function of providing a visual amenity as the golf course does in the other alternative.

As noted above, two types of residential land use are represented within the project. These two are described in the following paragraphs.

- Custom Lot Residential

The custom lot residential component will be located in Planning Area 1 and will incorporate a maximum of four (4) dwelling units on 12.0 acres at a density range of .05 dwelling units per acre. Custom lots account for .4 percent of the specific plan's total unit count. These areas are intended to provide lots with a minimum size of 20,000 square feet, with a general expected lot size of approximately 2.5 acres. Being located in the higher portions of the site, custom lots will have panoramic views of the valley below.

The custom lot residential planning area is served by a loop road system which is tied to the project's primary accesses, Calle De Oso Oro and Clinton Keith Road. The custom lot planning area is targeted toward custom built conventional single-family detached units and is expected to facilitate upscale housing. The areas not developed for residential use will become permanent open space.

- Low Density Residential

The low density residential component will be located in Planning Areas 2 through 11 and incorporate a maximum of 839/912 dwelling units on 225.9/245.8 acres at a density range of 2.0-6.0 dwelling units per acre. The low density areas will absorb over 99 percent of the specific plan's total unit count. These areas are intended to provide lots within the 6,000 - 10,000 square foot range. The project's extensive golf course

/open space component has been integrated in most low density planning areas. In addition to the golf course and/or natural open space, neighborhood parks and pocket parks have been distributed throughout these areas to provide the residents with convenient, close at hand active open space amenities.

The various components of low density residential planning areas have been tied together through the integration of loop road systems which are, in turn, tied to the project's primary access, Calle De Oso Oro. The low density planning areas are intended to be conventional single-family detached units. The single-family products in these planning areas are anticipated to fall within the move-up production housing market.

"The Mitigation Bank Alternative" would result in the conversion of 24.7 acres of area that is proposed for golf course uses under the "Golf Course Alternative" to residential uses with 77 additional medium density single family residential lots.

- Residential Standards
  - Final development densities in each planning area shall be determined through a review of tract map or plot plan applications up to the maximum density based upon the following factors:
    - Specific plan consistency
    - Zoning consistency
    - Adequate availability of services to serve the proposed density
    - Sensitivity to resource protection and neighborhood design in accordance with the specific plan
  - Other residential standards including design features, allowable uses, property development standards and implementing approvals are listed according to individual planning area in Section III.E of the Specific Plan and in the District Regulations found in Appendix A of this document.

b. Golf Course Plan and Standards

- Golf Course Plan

The design of the Copper Canyon Specific Plan under the "Golf Course Alternative" provides for an 18-hole championship golf course. The methodology and chronology for determining the feasibility of the development of the golf course will be as follows:

1. The City of Murrieta will evaluate the feasibility of developing a municipal golf course and, based on this evaluation, will either accept or reject this proposition.

2. The golf course will be marketed by the property owner as a private venture, as a privately owned public golf course, to evaluate the feasibility of this option.

In the case of either of the two options, the market feasibility of the golf course will determine its ultimate development. The process described above will be reflected in the development agreement for the project. In the event the course is determined to be economically infeasible, the areas planned for the golf course will revert to open space.

The proposed Copper Canyon golf course component will be located within Planning Area 16 and will absorb 167.3 acres of the project site. The golf course will incorporate a 5.1 acre clubhouse facility in Planning Area 18. The course will converge at the proposed clubhouse area. Four planning areas will have prominent views of the point of convergence. Another interesting feature of the Copper Canyon golf course is that each nine-hole segment will virtually avoid wetlands and associated riparian vegetation. Golf related activities will be integrated with the wetland areas to provide an aesthetically pleasing golf environment while retaining riparian habitat and refuge for animals utilizing the proposed wildlife corridor.

The golf course will be integrated into many of the development areas of the project, giving nearly every planning area a golf course orientation and provide a social focus for the entire project. The golf course component will incorporate a driving range and clubhouse facility.

In addition to the aesthetic, economic, recreational, marketing, and drainage benefits provided by the golf course, distinct planning benefits will also be derived from this component of the project. The golf course will provide a visual backdrop to the entire project, particularly in terms of the primary and secondary project entries. Integration of the golf course into the low lying areas will provide several key vista points with visual corridors directed towards the fairways and water features.

In addition to the project's entry statements, landscaped parkways, landscaped slopes and pedestrian amenities, the golf course will provide the project with a strong identity and will create a sense of arrival for individuals entering the Copper Canyon development from the primary and secondary project entries.

The golf course will be irrigated exclusively with reclaimed water, available via RCWD's 1.0 Million reclaimed water storage tank located adjoining the Bear Creek Fire Station on Clinton Keith Road.

The potential also exists to incorporate very low profile retreats and meeting rooms into the golf course and canyon areas. Establishment of such a facility would be subject to a separate environmental assessment and approval of a plot plan.

- Golf Course Standards

The following development standards shall apply to all golf course play areas within the Copper Canyon Specific Plan. Precise development standards are provided in Appendix A, Specific Plan Zoning Development Standards.

- The Copper Canyon golf course component will be developed in accordance with the Specific Plan of Land Use Exhibit and OS-AR Zoning set forth in Appendix A.

- The golf course areas shall utilize landscaping materials as prescribed in the Copper Canyon Landscaping Guidelines section set forth herein.

- The golf course design shall incorporate biological resource enhancement areas and wildlife corridors as prescribed in the Biological Resource Enhancement Plan and Standards section set forth herein.

- The golf course shall be irrigated with reclaimed water.

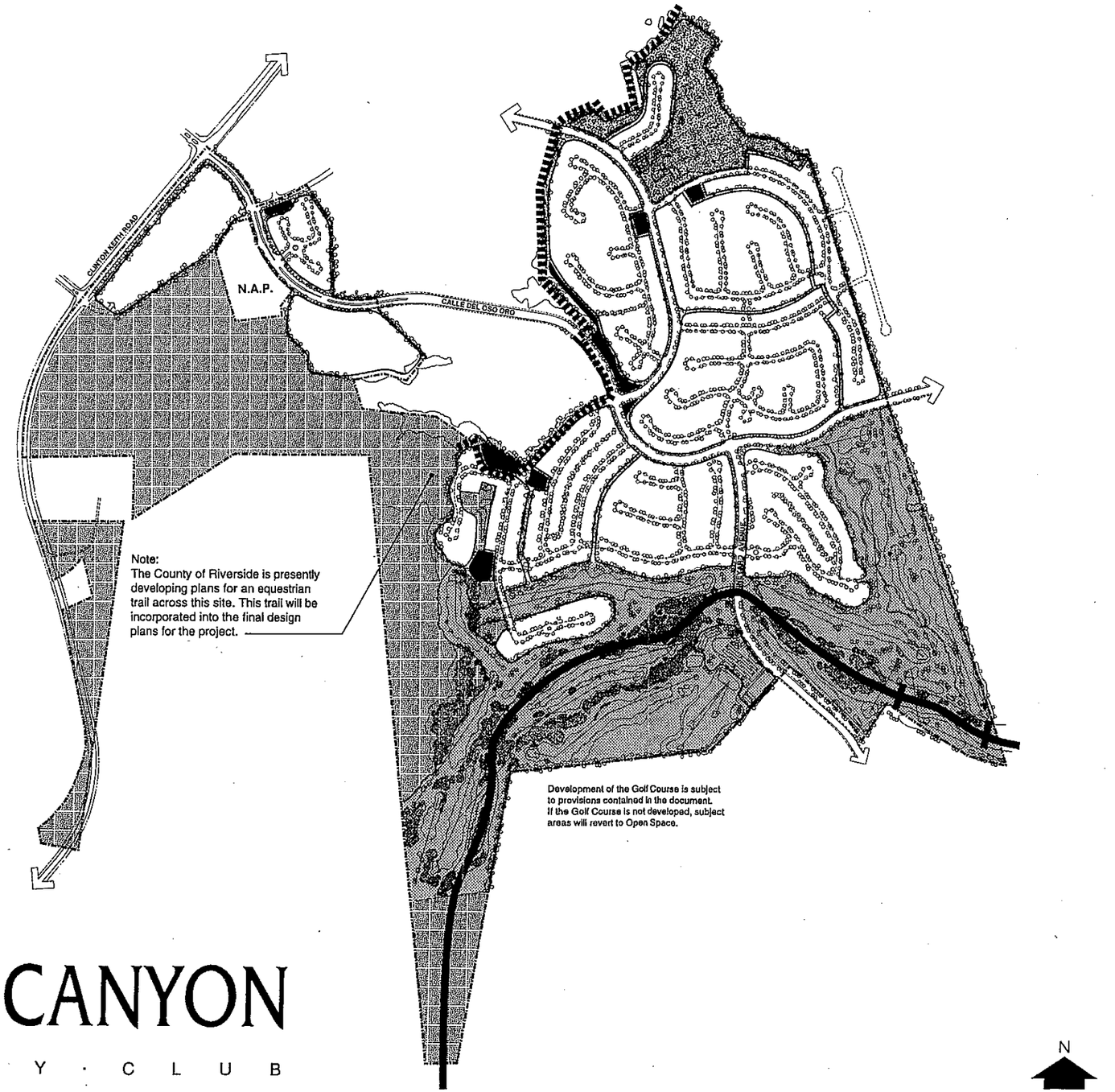
- Development of the golf course will be contingent upon the factors indicated at the beginning of this section.

c. **Open Space and Recreation Plan and Standards**

This section discusses the open space and recreation elements of the project that serve to make it an attractive and livable community. Key recreational features are shown on Exhibit III-3, Open Space and Recreation Plan. Where numerical figures are expressed for the Specific Plan (i.e., xx/yy), the first figure refers to the "Golf Course Alternative," while the latter figure refers to the "Mitigation Bank Alternative."

o Open Space and Recreation Plan

A minimum of 24/51 percent of the entire Copper Canyon Specific Plan site will be dedicated to open space and recreation areas. (Including the 167.3 acre golf course, , open space and recreation area commitment under the "Golf Course Alternative" is 316.7 acres or 55 percent of the project site). The open space and recreation areas provided for in the Specific Plan, in addition to the golf course, can be grouped into three categories Passive (Natural) Open Space, Nature and Oak Parks, and Joint Use Parks. The Mitigation Bank Alternative would include a passive open space commitment of 273.3 acres.



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SPECIFIC PLAN

Open Space and Recreation Plan

- Natural Open Space
- Golf Course
- Oak Parks
- Community Park / Elementary School
- Recreation Trail - Pedestrian / Bike and Horse Trail
- Wildlife Corridor

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

Exhibit No.: III-3

Prepared by Teddy Graphic

- Passive (Natural) Open Space

  Passive open space will consist of 120.8/273.3 acres or approximately 21/47 percent of the project's total area. The passive open space areas serve several important functions within the community including preservation of the native chaparral community and protecting the viewshed of key vistas within the project. Through the preservation efforts of the project's open space areas, various habitats such as oak woodland, riparian areas, native grasslands, rapture habitat, and sensitive wildlife species will be retained. An important issue to understand is that much of the passive open space area within the project is developable. The community philosophy, however, has made a commitment to preserve areas within and around the project site possessing unique biological and aesthetic qualities.

- Oak Parks

  An additional open space element will be a series of nature and oak parks. The oak park component will consist of seven individual park sites totaling 10.1 acres. Many of the park sites have been designated to preserve and enhance areas having existing oak trees, riparian habitat and other key biological and aesthetic values. The primary resource found in each of these parks are individual large oak trees and oak woodland. It is anticipated that these parks will be dedicated, and maintained by, the City's Community Services District (CSD).

- Joint Use Park

  The specific plan shall provide active recreational park area of 7.0 acres in a consolidated School/ Community Park site totaling 18.5 acres. Within this area, the developer will be required to provide a 10.0 acre elementary school site and a 7.0 acre community park with possible joint use arrangements. The remainder of the school/community park site, would remain in permanent passive open space to ensure the

protection of oak tree resources. This combined use site provides physical open space and recreational to proposed City regional recreational facilities including the Thompson Flying Club as well as the Murrieta Creek Regional Open Space Area located just outside of the project site's eastern boundary. The adjacent 8.0 acre waste water treatment facility, once decommissioned and removed, can also be developed as an active park site with Copper Canyon proponents assisting the City in the conversion of this property to active recreational uses.

- Recreational Trail

  The County has proposed a recreation trail to link Murrieta Creek with the Santa Rosa Plateau, roughly through the center of the site and an easement will be provided for this trail. The trail, which would typically be approximately 14 feet in width, will serve equestrians, joggers and hikers up to the trail's intersection with the oak tree park at Calle Cypress. To the south of this point, a 10 foot easement for a 2 to 3 foot wide hiking trail will be provided through the project which would traverse towards Cole Canyon along Planning Area 5 and behind Planning Area 2 and the golf course high above the resource areas located along the escarpment. The easement would connect with a County proposed equestrian trail within a one-half acre easement 100 yards south of the 14th green where an elevated glade is located. The County trail at this point would traverse Cole Canyon perpendicularly where it would enter the Santa Rosa Plateau Reserve area. It is anticipated that trail maintenance will be performed by the City's CSD.

- Standards

Open Space standards including design features, allowable uses, property development standards and implementing approvals are listed according to individual planning area in Section E of the Specific Plan and in the District Regulations found in Appendix A of this document.

d. Grading Concept Plan and Standards

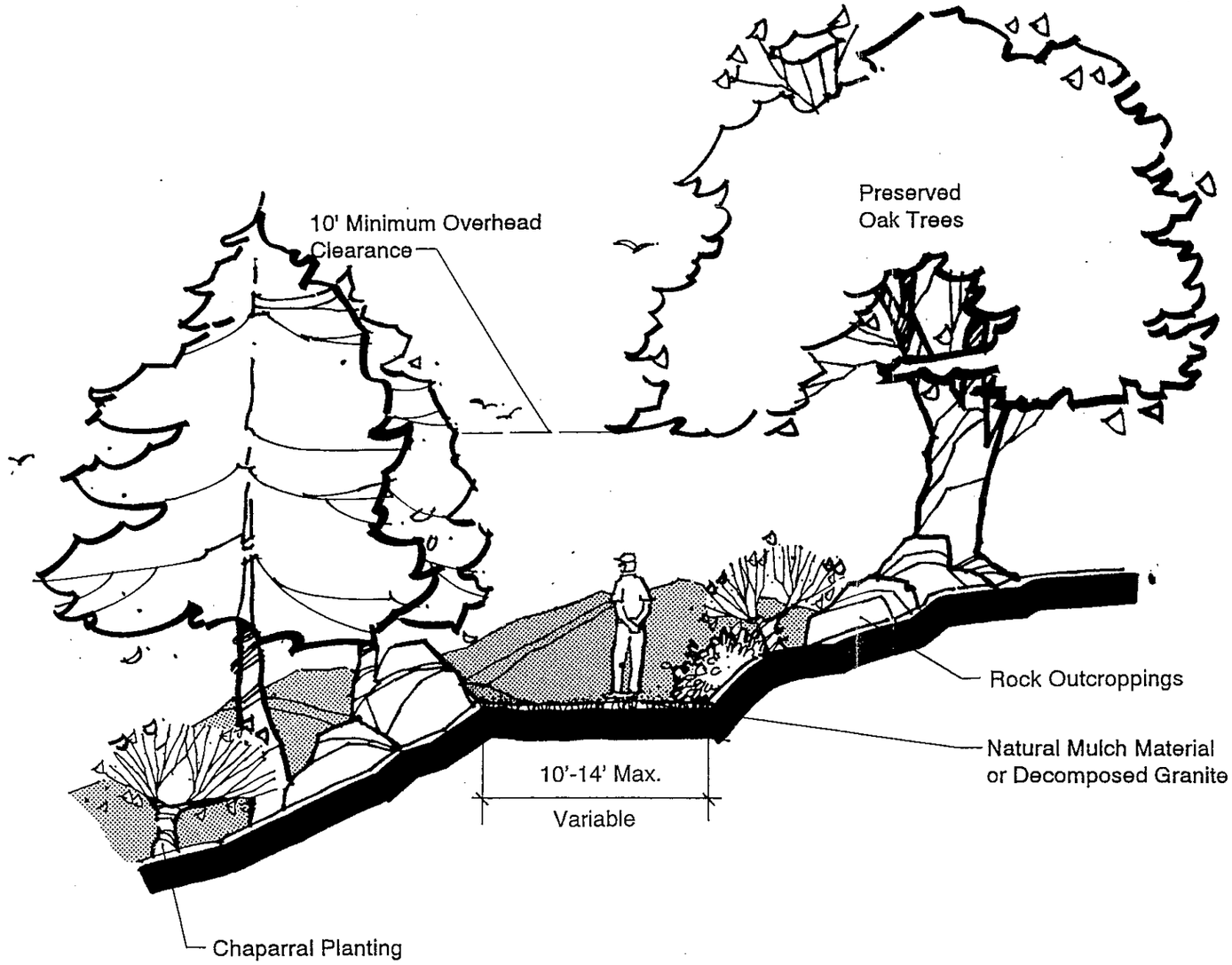
The following discussion is divided into three (3) sections: grading concept plan, Hillside Development Ordinance Considerations, and standards.

- Grading Concept Plan

  The Copper Canyon Grading Concept Plan involves three (3) generic types of grading, including mass grading, natural grading and golf course grading (under the "Golf Course Alternative") as illustrated in Exhibit III-5. There are three (3) subtypes as well, including oak tree preservation, limited pad, and golf course interface grading. Generic grading types characterize the overall approach to site grading, whereas the subtypes refer to specialized grading treatments which affect particular conditions within the project.

  - Mass Grading

    Approximately 1.4 million cubic yards of dirt will be moved on-site to accommodate planned land uses. Mass grading operations shall utilize conventional cut and fill techniques supplemented with specialized approaches as set forth in the following standards section.



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SPECIFIC PLAN

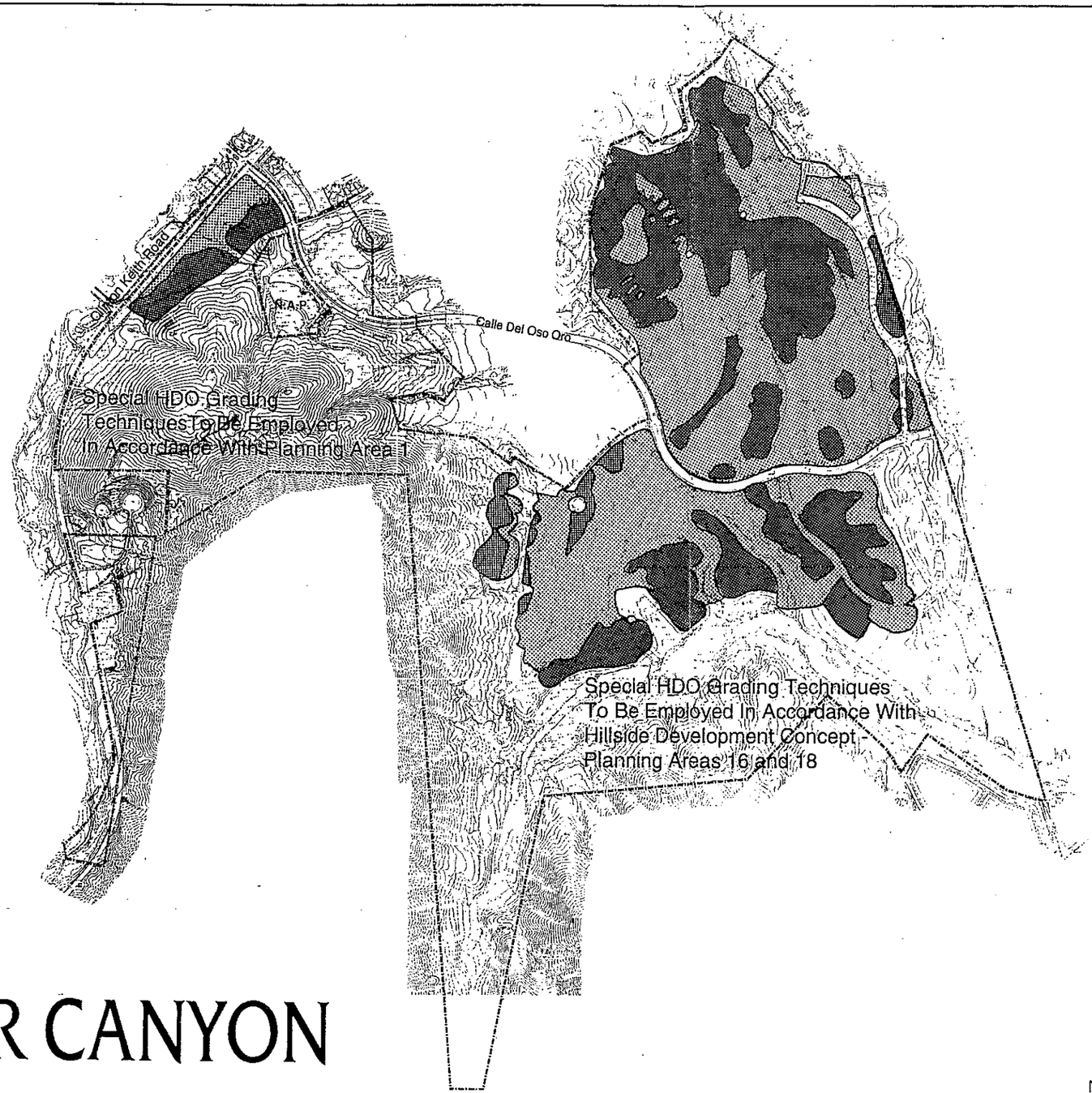
Not to Scale

Recreation Trail

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

Exhibit No.: III-4

Prepared by Toadly Graphic



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C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 1000'

0 500 1000 1500Ft

Grading Concept

Cut

Fill

Brian Woods & Associates

W. H. Rawlings, Inc.

Urban Logic Consultants, Inc.

Exhibit No.: III-5

Prepared by Toadly Graphic

- Natural Grading

  Natural grading shall occur at the fringes of mass graded areas. Natural grading standards are designed to blend manufactured slopes into natural ungraded terrain by softening visual impacts.

- Golf Course Grading (Under "Golf Course Alternative")

  Golf course grading shall occur in golf course areas which are not located within mass graded areas. Mass grading techniques shall be utilized on a somewhat reduced scale due to the location of golf holes within open space areas, within constrained areas or within areas with gentle topography.

- Oak Tree Preservation

  Specialized grading techniques shall be required for all grading adjacent to oak tree resources, as illustrated in the Oak Tree Preservation Exhibit No. III-7.

- Hillside Development Ordinance Considerations

On March 21, 1995, the Murrieta City Council approved an amendment to the Zoning Ordinance known as the Hillside Development Ordinance. Based upon a directive from the City's General Plan process a Hillside Overlay Zone (HOZ) was developed to identify prominent hillside and ridge line features of the City. The HDO establishes policies for the treatment of areas identified as being within or adjacent to the HOZ. A portion of the Copper Canyon site associated with the escarpment has been included in the HOZ and is subject to the provisions of the HDO.

To ensure that development of the proposed specific plan will be consistent with the HDO, the portions of the project site subject to the provisions of the HDO were identified. While much of the project site is proposed for open space uses where the HOZ is identified, Planning Area 1, Planning Area 2, Planning Area 16 (the golf course) and Planning Area 18

(the golf club house, under the "Golf Course Alternative") are largely located within the HOZ. Based on a site specific analysis of these planning areas, the following table summarizes existing slope conditions relative to proposed grading.

Table III-3
Copper Canyon Specific Plan
Slope Condition and Grading Summary

Column 1 Planning Areas (PA)	Column 2 Acres of 25% - 50% Slopes to be Graded	Column 3 Acres of 50% Slopes or Greater to be Graded	Column 4 Acres of Each PA to be Graded (Total PA Acreage)	*Column 5 % of Graded Area with 25% Slopes or Greater (% of Total PA)
1	8.2	0.4	17.5 (82.0)	49.1 (11.2)
2	0.6	1.2	18.0 (20.6)	10.0 (8.7)
16 (Golf Course)	30.5	2.1	83.7 (167.3)	38.9 (19.5)
18 (Club House)	2.5	1.3	4.5 (5.1)	84.4 (74.5)
TOTAL	**41.8**	**5.0**	**123.7** **(275.0)**	**37.8%** **(17.0%)**

* Column 5 = Column 2 + Column 3/ Column 4 and (Column 5) = Column 2 + Column 3 / (Column 4)

Based on the site specific analysis summarized in the above table, grading within Planning Areas 1 and 16 will result in the most grading of 25% or greater slopes. Planning Area 18 will also result in grading of 25% or greater slopes but to lesser extent. Planning Area 2, when graded, will result in minimal disturbance of unconsolidated areas containing 25% slopes or greater.

A discussion of each Planning Area located with the HDO follows:

Planning Area 1

Planning Area 1 is proposed for low density estate lot residential development. A site specific analysis of the Planning Area reveals that areas of 25 to 50% slopes and 50% and greater slopes are located within the Planning Area. These slope percent ranges have been identified in the HDO as the criteria to determine whether development is subject to the HDO. Areas identified as 25 to 50% slopes can be developed with lower intensity land uses in accordance with standards and guidelines of the HDO. Area of 50% and greater are to be precluded from development. Also, the HDO states that development of ridge line areas with structures is precluded while ridge line alteration from roads is to be limited to the greatest extent feasible.

Planning Area 1, which covers 82.0 acres, has been estimated to contain 21.1 acres of slopes ranging from 0 to 25 percent in gradient. These areas occur at the base of the lower escarpment and along the base of ridge lines. Areas of 25% to 50% slopes cover 43.8 acres of the planning area and are located primarily in the central core area. Areas of 50% slopes and greater cover 17.1 acres and are located in isolated patches throughout the planning area with four large consolidated areas associated with drainage areas and ravines in the upper reaches of the subject planning area.

In designing the estate residential land uses proposed for Planning Area 1, site characteristics relative to slope gradients were analyzed to determine areas which were best suited for roadway access and home sites. Unfortunately, some areas suitable for homes were not accessible by roads due to the location of consolidated 50% or greater slopes. The land use design, therefore, achieves substantial conformance with the HDO while excluding development in many areas which are by themselves developable but are not accessible via standard roadway design considerations.

Driveways for individual residences will require Fire Department approval. To further aid fire safety, each home will be equipped with automatic fire sprinkler systems. Surrounding each home pad will be fuel modification zones which will reduce, through the alteration of high fire hazard chaparral, fuel loads and subsequent fire produced heat which in wildfire situations can cause homes to catch fire. Roofing materials will consist of high fire resistant materials to limit structure fires from burning embers.

For the home sites themselves, several HDO standards have been utilized as follows:

- Homes have been clustered into areas of less steep slopes (HDO Illustration 1)
- Ridge lines and hill tops have been avoided in the placement of residential structures (HDO Illustration 5)
- Pads have been limited to the amount necessary to provide a level area for the home and yard area (HDO Minimal Grading Techniques)
- Where roadway vertical curve and gradient constraints allow, manufactured slopes have been placed on the uphill side of home structures to reduce the views of graded slopes from the street (HDO Illustration 6)
- Top of slope areas have been designed to allow rounding for a more natural appearance (HDO Illustration 6)
- Homes have been aligned to ensure that large roof sections parallel the aspect of the slope (HDO Illustration 9)
- Pads have been rounded and sited to fit the existing topography

Drainage control features will be developed utilizing the following HDO Guidelines:

- Drainage courses to be retained in a natural state shall not be graded. Drainage course crossings and drainage course areas requiring side-slope protection shall use natural erosion control materials where feasible or will be treated with naturalizing landscape treatments such as the use of native rock, colorized concrete and native plant materials (HDO Illustration 4)

- Drainage control structures shall be placed in less visible locations. Drainage swales shall be located diagonally or curvilinear across the slope face and treated as specified above relative to erosion control materials.

- Minimize cross lot drainage unless it is required to minimize the amount of necessary grading.

Architectural features will be developed utilizing the following HDO Guidelines:

- Detaching parts of the dwelling such as the garage, where feasible

- Integrate retaining walls into garage walls on sloping lots to reduce grading and minimize visibility of such walls

- Special treatments and variations in roof massing and design which minimize roof profiles by matching roof pitch and slope and the preclusion of gabled roof ends on downhill elevations

- Upper stories will reflect the general angle of the hillside

- Upper levels will not cantilevered out of the opposite direction of the hillside slope

- Building sites shall be varied where feasible to provide visual variety

- Home designs will be varied where feasible to provide visual variety

Grading plans prepared for the associated subdivision map will utilize minimal grading, contour grading, landform grading and variable slope ratios where appropriate. Manufactured slopes will be varied in slope angle and smoothly transition with natural areas to replicate the natural terrain. Large, visible slopes associated with roads and pads will be specially treated with landform grading and planting techniques to blend into surrounding natural slopes.

Planning Area 2

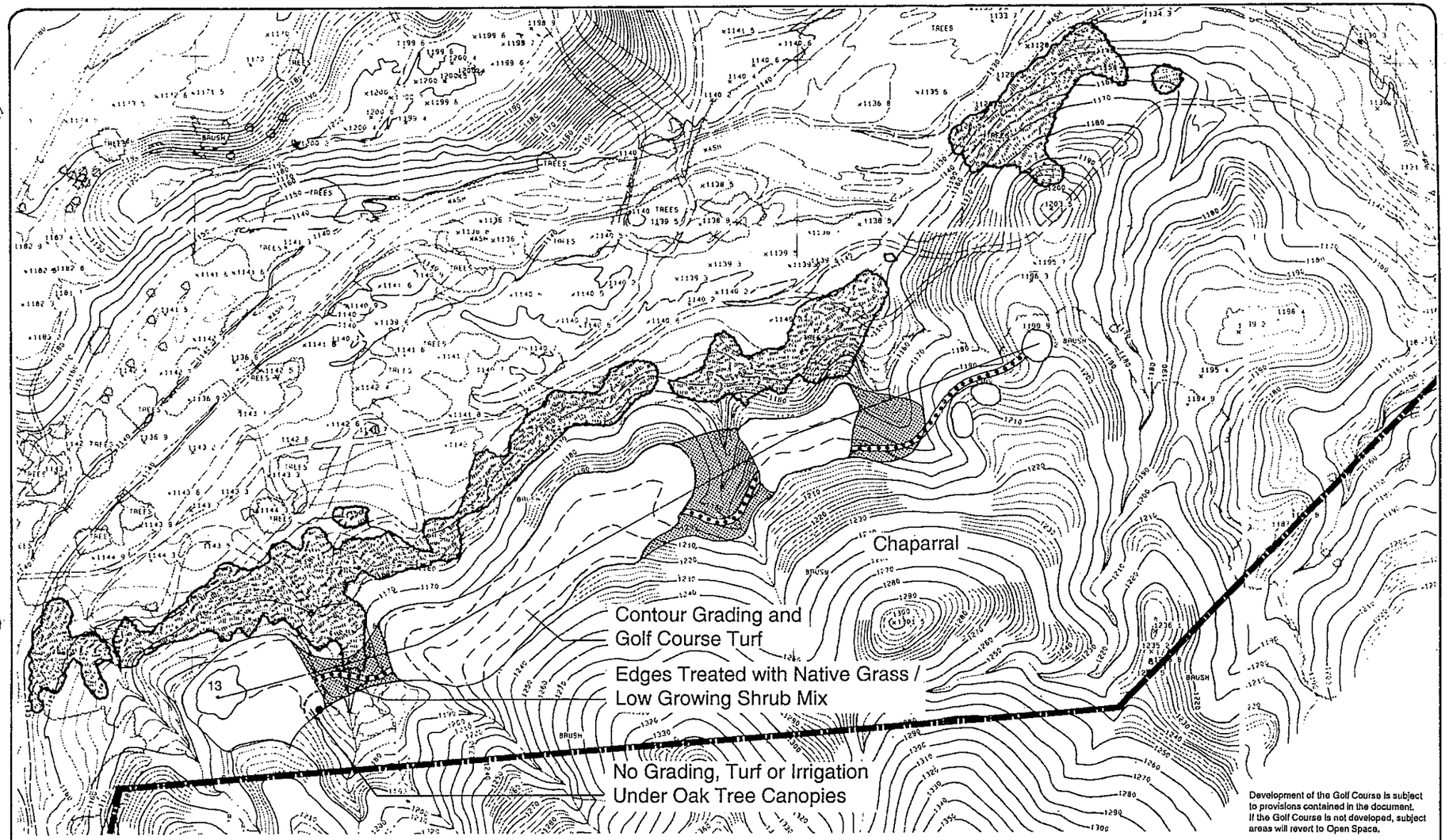
Planning Area 2 when graded, will result in the disturbance 0.6 acre of 25% slopes or greater which occur in narrow, isolated pockets along the lower slope of the Cole Canyon western escarpment. Also, while 1.2 acres of 50% or greater slopes will be graded, the adverse slope area to be graded is only 2.3 acres in size and is isolated from other steep slope areas. Further, the steep slope area will be "daylight cut" in accordance with HDO guidelines, that is, graded down to an existing natural elevation which avoids the need for any manufactured slopes.

Planning Areas 16 and 18 - The Golf Course and Golf Club House (under "Golf Course Alternative")

Grading within these planning areas will disturb 36.4 acres of 25% slopes or greater. The golf course will use a "target design" to avoid oak trees, Cole Canyon Creek and steep slope areas associated with the HDO. Contour grading techniques which follow the existing topography have been included in the design of the golf course links and tees. Other methods of limiting disturbance from the creation of the golf course are indicated on Exhibit III-6 Hillside Development Concept, Planning Areas 16 and 18. The concept illustrated on the exhibit is shown for hole 13 of the golf course but will be applied to each link where appropriate as well as the club house site. The concept calls for little or no grading of areas

of steeper slopes with only limited removal of chaparral to allow for golf play. The chaparral in these steeper areas is to replaced by native bunch grasses with edge/rough areas to be treated with a mixture of native bunch grasses and low growing sage scrub/ chaparral species. To the extent feasible, the disturbance by grading of areas of 25% or greater slopes which are located in pockets throughout the golf course and club site will be avoided where consolidated and/or associated with drainage areas by using the methods illustrated in the Hillside Development Concept.

- Grading Standards
  - Mass Grading, Natural Grading and Golf Course Grading
    - City Grading Standards and Hillside Development Policies will be complied with throughout grading procedures in accordance with grading design standards contained herein.
      - All cut and/or fill slopes or individual combinations thereof which exceeds ten (10) feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increased slope ratio (e.g., 3:l), retaining walls and/or slope planting combined with irrigation.
      - A slope stability report shall be submitted with all subdivisions creating slopes in excess of ten (10) feet in vertical height.
      - All drives shall not exceed an average grade of fifteen percent (15%) unless otherwise approved by the City Engineering Department.



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SPECIFIC PLAN

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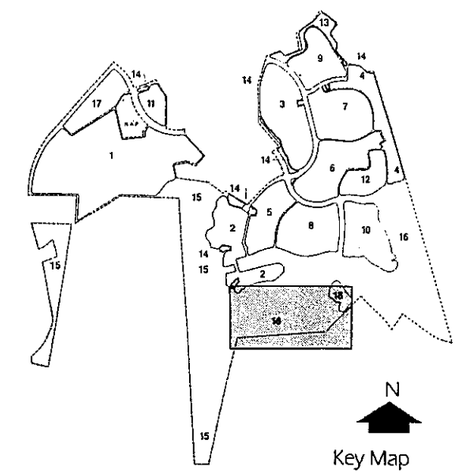
Hillside Development Concept - Planning Areas 16 and 18

Oak Woodland

No Grading - Chaparral Removed and Replaced with Native Grasses

Cart Trail



Source: Envision Environmental Services

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

Exhibit No.: III-6

Prepared by Teddy Graphic

- All grading shall conform to the recommendations of the preliminary soils report filed with grading plans.

- All grading shall conform to City grading standards as applied through directives of the Director of Building and Safety.

- Graded slopes will be landscaped in accordance with City Grading Standards and General Plan Hillside Development Policies.

- Prior to the issuance of grading permits, an overall conceptual grading plan or tentative subdivision map shall be submitted to the Planning Director for approval. The plan or map shall be used as a guideline for subsequent detailed grading plans of individual phases of development and shall include the following:

  - Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.

  - Identification techniques which will be utilized in areas which may be graded during the rainy months.

  - Preliminary pad and roadway elevations.

  - Environmental resources mitigation measures

- All manufactured slopes exceeding ten (10) feet in vertical height shall be graded incorporating the following techniques:

  - The angle of the graded slope interfacing a natural slope shall be gradually adjusted to the angle of the natural terrain.

- Angular forms along exterior view areas shall be discouraged. The graded form of exterior view slopes shall create the appearance of rounded terrain whenever feasible.

- Where the toe of the slope exceeds 300 feet in straight horizontal length, the toe of the slope shall be curved in an undulating fashion.

▷ Natural features such as specimen trees and significant rock outcroppings shall be shown on final grading plans.

▷ Graded, but undeveloped, land shall be maintained in a weed-free condition and shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

▸ Oak Tree Preservation

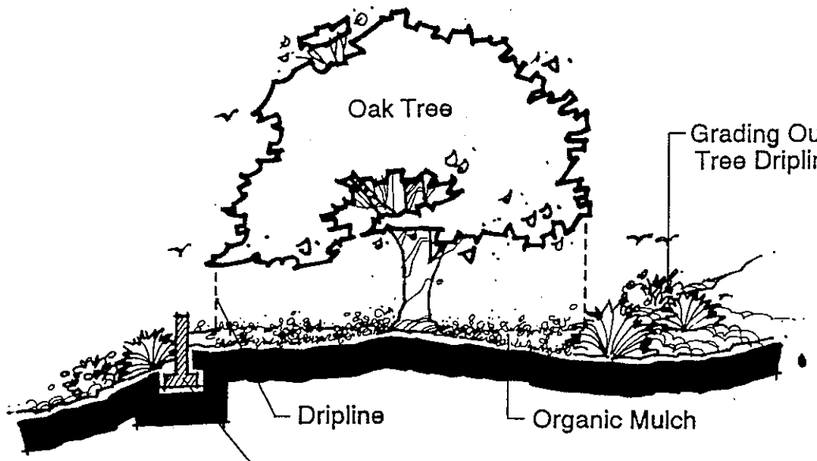
▷ Refer to the Landscape Guidelines contained herein and to the standards contained in the Biological Resources Conservation Plan and Standards, and Exhibits III-7 and III-8.

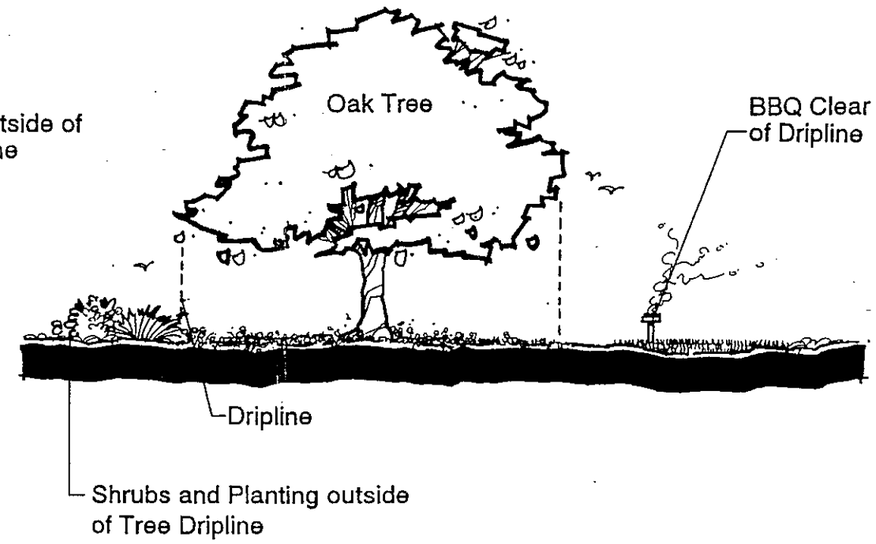
▸ Golf Course Interface Grading (for "Golf Course Alternative")

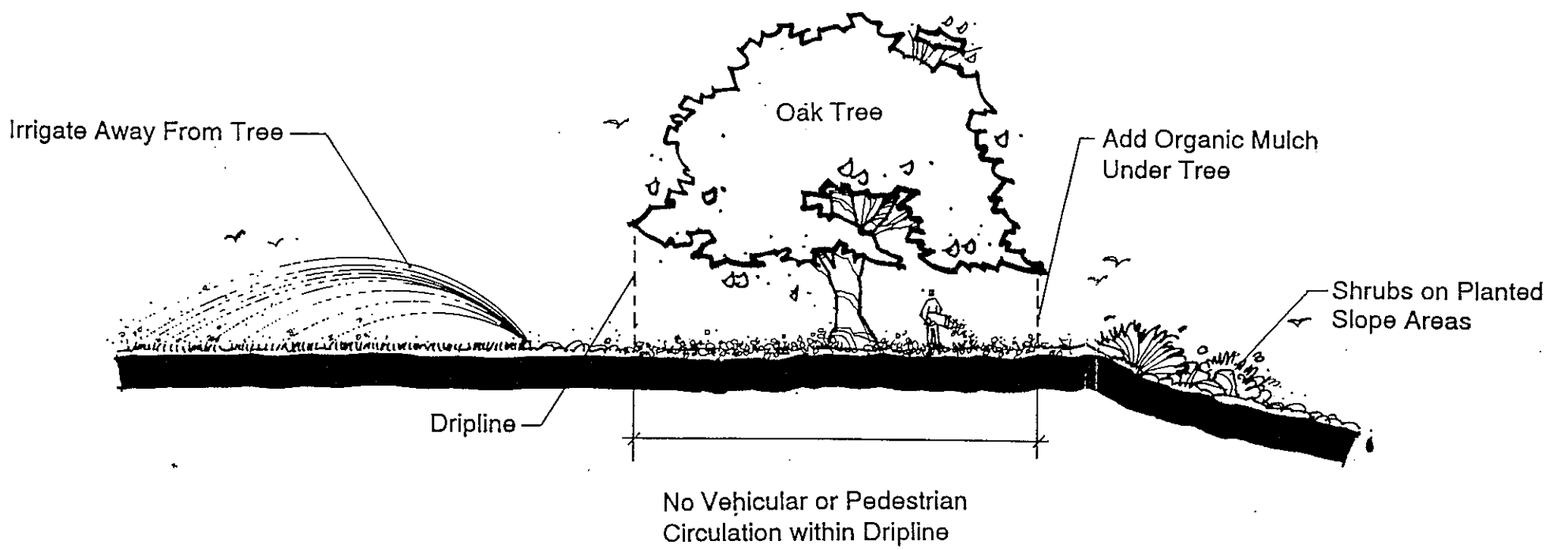
All slopes in planning areas adjacent to the golf course shall be subject to the following standards:

▷ Natural slopes shall be retained wherever feasible and appropriate as determined during the grading plan review process.

▷ Increased slope rates and contour grading techniques shall be utilized wherever feasible and appropriate as determined during the grading plan review process.







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Oak Tree Preservation

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Exhibit No.: III-7

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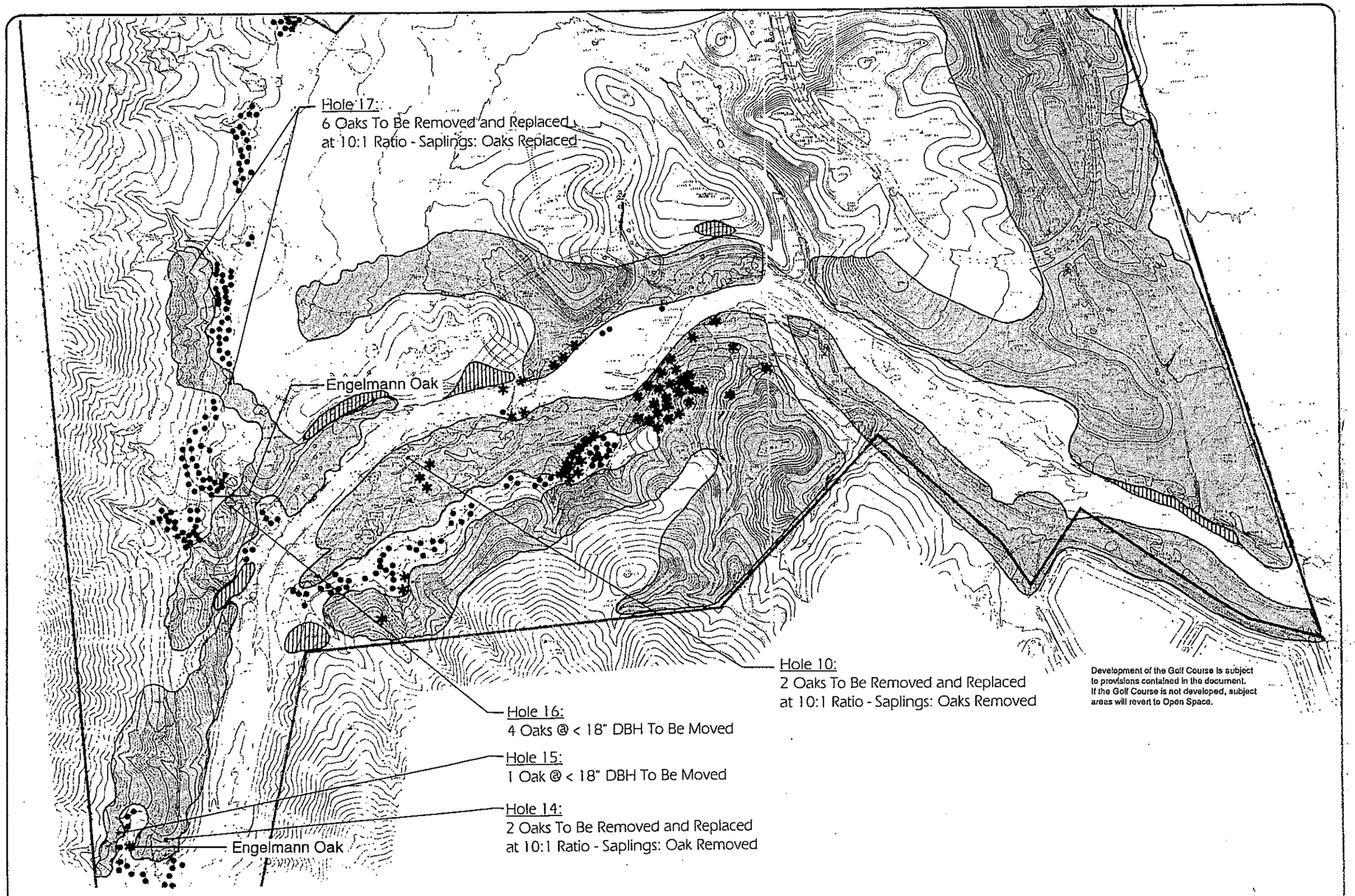

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Oak Tree Preservation Concept - Planning Areas 16 and 18

Limits of Grading

* No Grading, Planting or Irrigation Within Canopy of Oak

• Oak Trees to be Preserved

Note: See Biological Resources Mitigation Plan for Replacement and Replanting Areas

Riparian Woodland Replacement Areas

Source: Envision Environmental Services

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

Exhibit No.: III-8

Prepared by Toadly Graphic

e. **Landscaping Plan and Standards**

The following discussion is presented in two (2) sections: landscaping plan and standards to be applied to the various landscape components.

- Landscaping Plan

  Landscape treatments throughout Copper Canyon are intended to create a sense of harmony and unification or the entire community. The landscape plan is also intended to complement the natural existing plant communities within the project area such as chaparral, oak woodland, riparian areas and California grassland. Since a majority of project site will be landscaped in some fashion, a sensitive use of landscaping material is of key importance in developing a naturalized visual impact for this community.

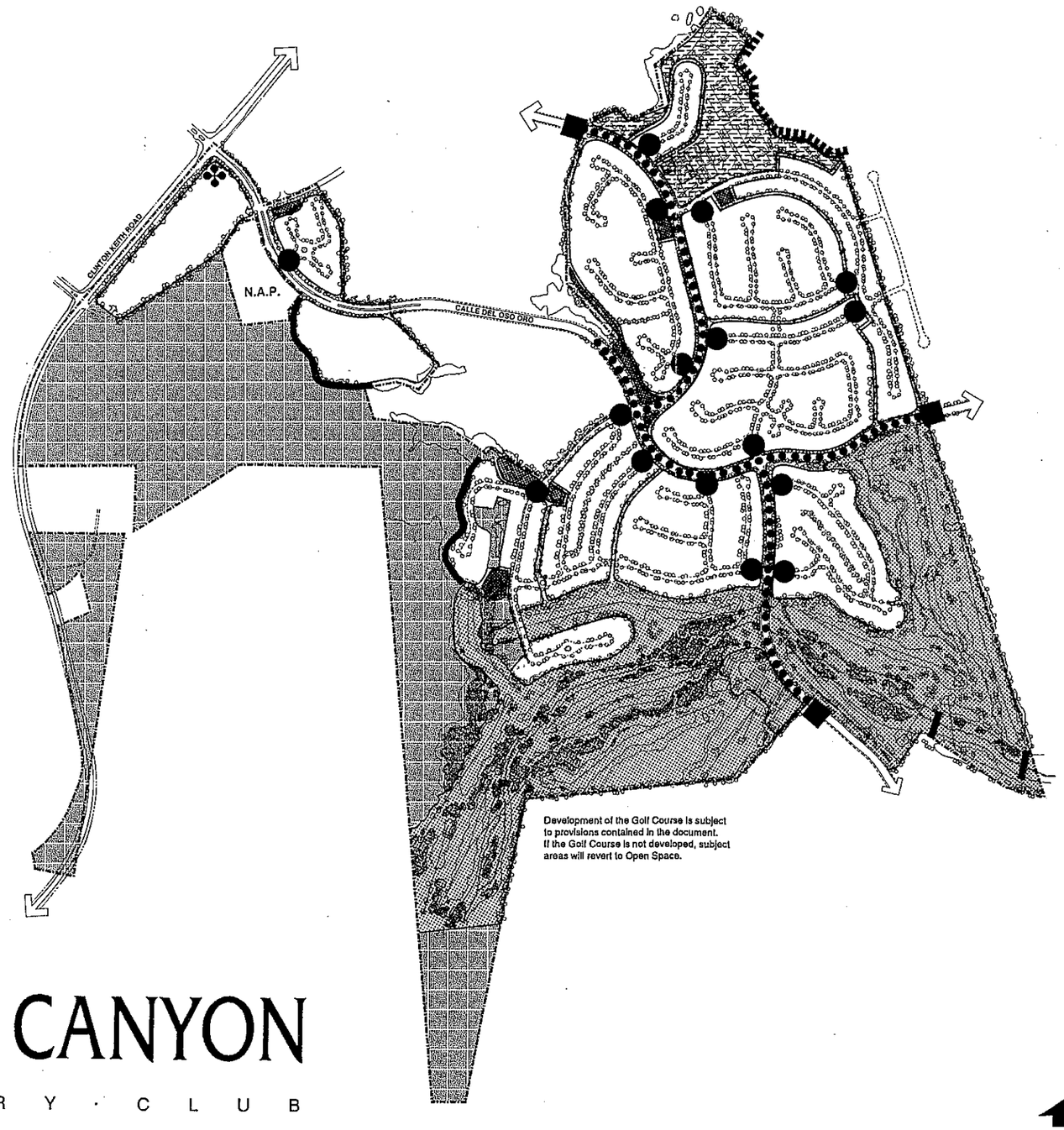
- Landscaping Standards

  The following standards shall apply to all landscaped areas identified in the Landscape Concept Plan, Exhibit III-9. Additionally, landscaping criteria are provided in the Landscape Guidelines contained herein.

  - Community entries and project monumentation shall reflect the overall theme of the Copper Canyon project as set forth in the Copper Canyon Specific Plan. Community entry areas shall be custom designed to enhance natural and constructed features in their vicinity and conform to Exhibits III-40 and III-41.

  - Neighborhood entries shall substantially conform to the Neighborhood Entry Exhibit III-38.

  - Landscape buffers shall conform to the planning area exhibits and the various buffer treatment plans and cross sections, Exhibits III-43, III-48, III-49 and III-50.



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SPECIFIC PLAN

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Scale: 1" = 1000'

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Landscape Concept Plan

- Open Space
- Golf Course
- Parks
- Park / Elementary School
- Fuel Modification Buffer
- Primary Community Entry
- Secondary Community Entry
- Neighborhood Entry
- Sewage Treatment Plant Buffer
- Parkway Landscaping

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

Exhibit No.: III-9

Prepared by Toadly Graphic

- Streetscape and parkway landscaping shall be provided in an aesthetically pleasing manner and shall include berms, groundcover, shrubs and trees, meandering sidewalks, benches and street furniture. These treatments shall conform to Exhibits III-44 and III-45.

- Walls and fences shall conform to the Wall and Fence Plan, Exhibit III-45 and the elevations in Exhibit III-46.

- All existing trees with a trunk diameter greater than four inches shall be preserved wherever feasible, and replaced or relocated where necessary. All existing trees of this size category shall be shown on grading plans.

- The developer shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems until such time as those operations are the responsibilities of CSD or other parties as approved by the Director of Building and Safety.

- Permanent, below ground irrigation shall be installed on all landscaped areas and shall be automatically controlled, water conservative systems specifically designed for the dry climate plant materials specified in the Landscape Guidelines contained herein.

- All landscaping within right-of-ways or maintenance easements shall be maintained by the Community Service District or other entity approved by the City of Murrieta.

f. Lighting Plan and Standards

This discussion will be presented in two (2) sections: lighting plan and standards which shall apply on a project-wide basis.

- Lighting Plan

  The Copper Canyon Specific Plan is located within the Mount Palomar Observatory Special Lighting Area. This area consists of land within a forty-five mile radius of the Mount Palomar Observatory. Outdoor lighting within this area, if left unchecked, will adversely affect the observatory's operations with a condition known as "skyglow". Said condition interferes with astronomical data collection due to the interference caused by broad spectrum radiation emitted by lights of the high pressure sodium variety. The Copper Canyon Specific Plan will contribute to the resolution of this problem by requiring that all street lighting and outdoor safety lighting within the Copper Canyon community be of the low pressure sodium vapor lamp variety. The observatory can effectively filter the light spectrum emitted by the low pressure sodium lamps, thereby ameliorating the skyglow impacts.

- Lighting Plan Standards

  - The Copper Canyon Specific Plan shall utilize low pressure sodium vapor lamps in all street lighting and outdoor safety lighting applications.

  - Prior to the recordation of the various implementing subdivisions, said subdivision shall be annexed into a street lighting district for maintenance purposes. Financing and conveyance parcel maps shall be exempt from this requirement.

  - All street light designs shall conform to City of Murrieta Road Improvement standards.

  - All street lighting and outdoor safety lighting applications shall conform to applicable local ordinances.

g. Master Phasing Plan and Standards

The following phasing plan discussion is presented in two (2) sections: master phasing plan and standards to be applied to the master phasing plan.

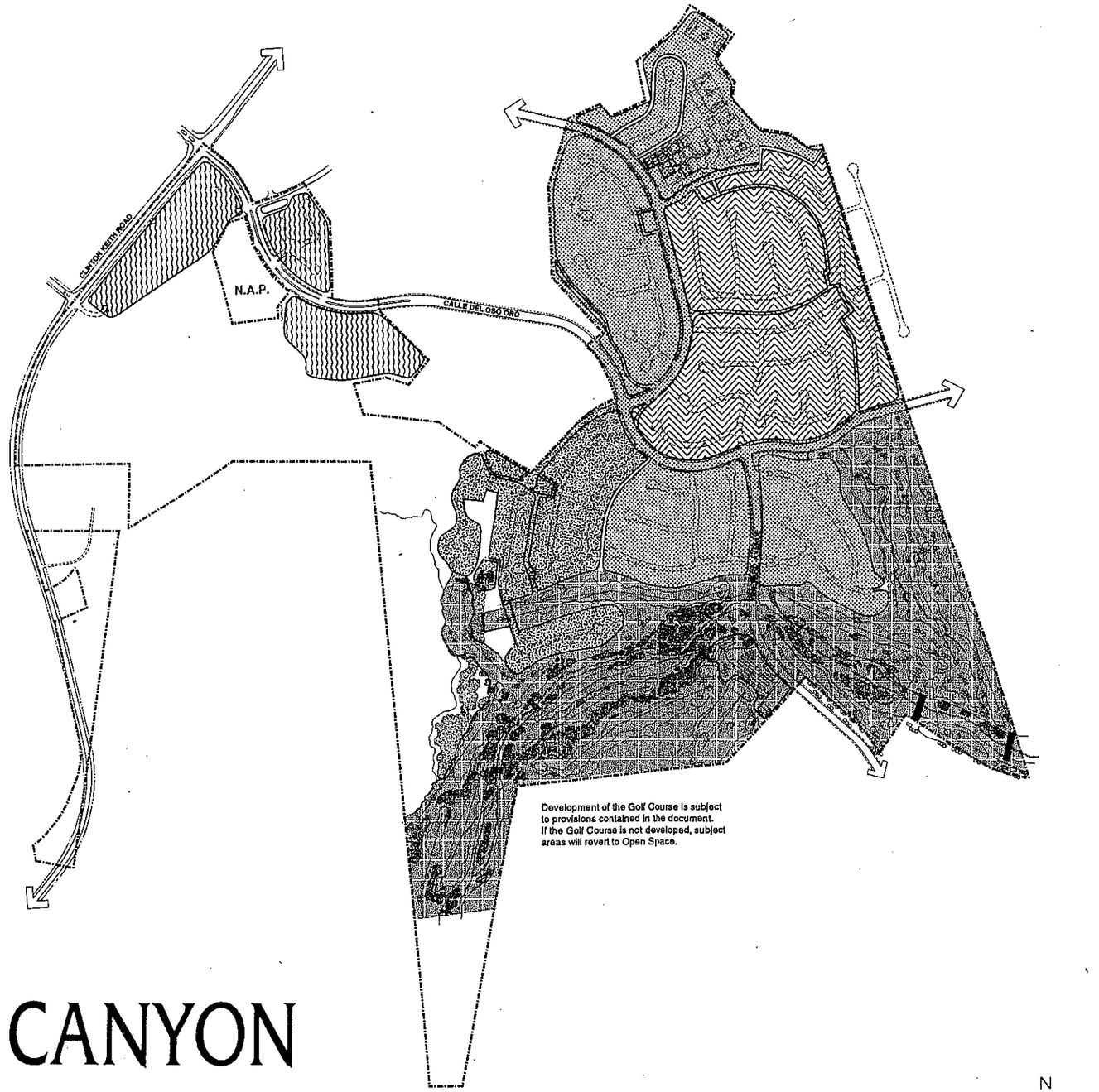
- Master Phasing Plan

Specific plan phasing will guide the timing and sequencing of development in accordance with grading, infrastructure requirements and infrastructure availability.

The thrust of the phasing program is to provide flexibility in order to deal effectively with dynamic market trends and conditions. The four master phases identified on the Master Phasing Plan Exhibit No. III-10 incorporate, in total or in part, several individual planning areas. Each phase corresponds to areas that can stand alone in terms of balancing grading quantities, provide adequate infrastructure and provide significant open space opportunities.

Because development within each phase is infrastructure dependent, development within phases can occur concurrently or independently, provided that adequate consideration for infrastructure has been given.

Phasing is primarily related to residential development. Park and recreation area improvements will be tied to unit counts in order to ensure that the various parks are established without being dependent on any particular phase.



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Master Phasing Plan

	Phase I:	325 Units 18.5 Ac. School / Park
	Phase II:	363 Units
	Phase III:	119 Units
	Phase IV:	32 Units 14.1 Ac. Commercial
	Phase V:	Golf Course 167.3 Ac.

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

Exhibit No.: III-10

Prepared by Toadly Graphic

The following table provides a summary breakdown of the planned project phases.

Table III-4
Copper Canyon
Phasing Summary

	Golf Course Alternative		Mitigation Bank Alternative	
	Dwelling Units	**Non-Residential Uses**	**Dwelling Units**	**Non-Residential Uses**
Phase 1	475	Elementary School/ Joint Use Park	479	Elementary School/ Joint Use Park
Phase 2	213	--	269	--
Phase 3	119	--	136	--
Phase 4	32	14.1 Ac Commercial Site	32	14.1 Ac Commercial Site
Phase 4A	--	172.4 Ac Golf Course and Club House	--	

It should be noted that the golf course is set forth as a separate phase, independent of the other development phases. The reason for this designation is the uncertainty relative to the development and timing of the golf course.

- Master Phasing Standards

  - Grading, drainage facilities, water and sewer facilities and roads shall be provided at adequate levels to accommodate development in each phase in accordance with County requirements as implemented through Conditions of Approval for tentative subdivision maps, plot plans and conditional use permits.

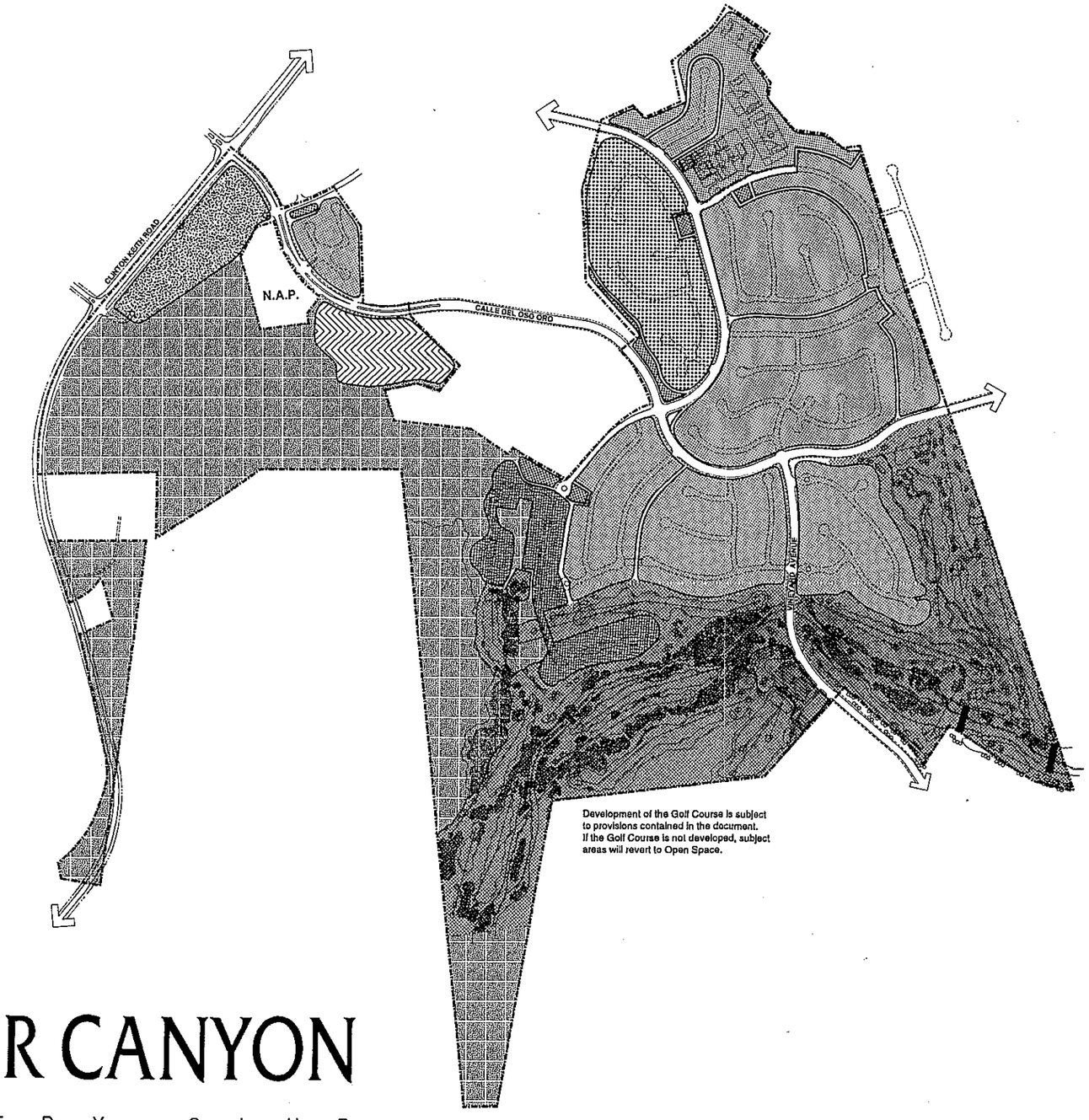
  - Phases shall develop in accordance with market conditions and infrastructure timing considerations.

  - Phases may develop concurrently or independently provided that adequate consideration for infrastructure has been given.

- Bike lanes, equestrian trails, entry statements and landscape buffers shall be phased concurrently with individual planning areas which include those amenities and design features.

h. <u>Zoning Plan and Standards</u>

Specific Plan District zoning regulations will be applied over the entire Copper Canyon project (see Exhibit No. III-11). These regulations have been tailored exclusively for projects developed through the specific plan process and are intended to provide the project with some degree of flexibility in terms of design standards as it relates to zoning. The detailed regulations are contained in Chapter V.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 1000'

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Zoning Plan

- RR - 20: Residential Rural District (20,000 sq. ft.)
- RS - 10: Residential Single Family District (10,000 sq. ft.)
- RS - 7.2: Residential Single Family District (7,200 sq. ft.)
- RS - 6: Residential Single Family District (6,000 sq. ft.)
- OS - AR: Open Space - Active Recreation District
- OS - NR: Open Space - Natural ResourceDistrict
- CN: Commercial - Neighborhood District

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

Exhibit No.: III-11

Prepared by Toadly Graphic

C. Biological Resources Conservation Plan and Standards

The biological elements of the project site have been studied over the course of several years by Tierra Madre Consultants (TMC), with a recent update (December 1994) focusing on evaluating the project's design with respect to on-site resources. This evaluation forms the basis for the ensuing plans and standards.

1. Biological Resources Conservation Plan

The Copper Canyon Biological Resources Conservation Plan (RCP) provides preservation, replacement, enhancement and long term management of on-site biological resources and is based on resource inventories as identified for the site. During project implementation, the plan shall be consulted to identify affected resources and determine the proper mitigation measures for biological impacts associated with development activity within the specific plan site. Mitigation monitoring/reporting shall be completed to verify implementation of the resource plan, consistent with the California Environmental Quality Act (CEQA) and with this plan.

After project buildout, resource management and monitoring programs of the RCP are proposed to be implemented by the City of Murricta Community Services District (CSD), the Copper Canyon Homeowners Association (HOA), a retained professional biologist or consulting firm and a professional horticulturist who will be a subconsultant to the biologist or consulting firm (see this Chapter, Comprehensive Maintenance Plan, and Implementation Plan). These entities will be coordinated by the Murrieta Planning Department and the governing entity as specified in the Natural Resource Management Plan through the review process associated with implementing development permit applications.

The following discussion details various design components used to preserve, in place, on-site biological resources or maintain the existing natural condition of the site in terms of long term biological functions.

- Focused Studies and Surveys

  The most recent biological assessment recommends additional focused surveys, which are currently underway, prior to subdivision/grading of the site to conclusively determine the presence or absence of the following resources:

  Slender-horned Spineflower - Suitable habitat exists on-site for Slender-horned Spineflower, a Federally-listed Endangered species.

The probability of occurrence is low, but impacts to the species (loss of individuals and habitat), should it be present, would be significant. Surveys are recommended during the flowering season (April-June) to determine presence/absence. Should the species be present on-site, avoidance of occupied habitat and consultation with the USFWS should be conducted. Avoidance of the species and its habitat (if focused surveys determine it is present) will eliminate the impact.

California Red-legged Frog - California Red-legged Frog (Proposed Endangered species) occur in the headwaters of Cole Creek on the Santa Rosa Plateau. Suitable habitat may be present on-site, in the upper reaches of Cole Creek. Focused amphibian surveys are necessary to determine if the species occur on the site. Even if a determination of absence is made, it is the opinion of the biologist that golf course construction, including the formation of lakes and the changes in frequency and duration of flows in Cole Creek, could significantly impact California Red-legged Frog by allowing for the propagation and dispersal of Bullfrogs. Bullfrogs have been implicated in the decline and local extirpation of native frog populations.

Focused nocturnal surveys for California Red-legged Frog are recommended to be conducted at the appropriate season (after winter rains). If California Red-legged Frogs are determined to be present on-site, the biologist recommends avoidance of occupied habitat and consultation with the USFWS.

Least Bell's Vireo - Least Bell's Vireo has been observed twice (one each, in different years) on the project site. Focused surveys (1992 and 1994) indicated that the species did not nest on-site those years. The close proximity of the observations indicate that certain cottonwood-willow dominated habitat on-site is used as part of a foraging territory and/or habitat to disperse or migrate through.

It is the opinion of the biologist that impacts to Least Bell's Vireo can be mitigated to a level of non-significance if there is no net loss of riparian habitat. This may be accomplished through project design modifications, restoration of disturbed habitat, creation of new riparian habitat in suitable areas, and habitat enhancement. Surveys are recommended in the spring prior to construction to determine if Least Bell's Vireo has occupied a breeding territory on the project site. These surveys should extend into the latter portion of the nesting season (at least to 1 July). Impacts to nesting vireos would be

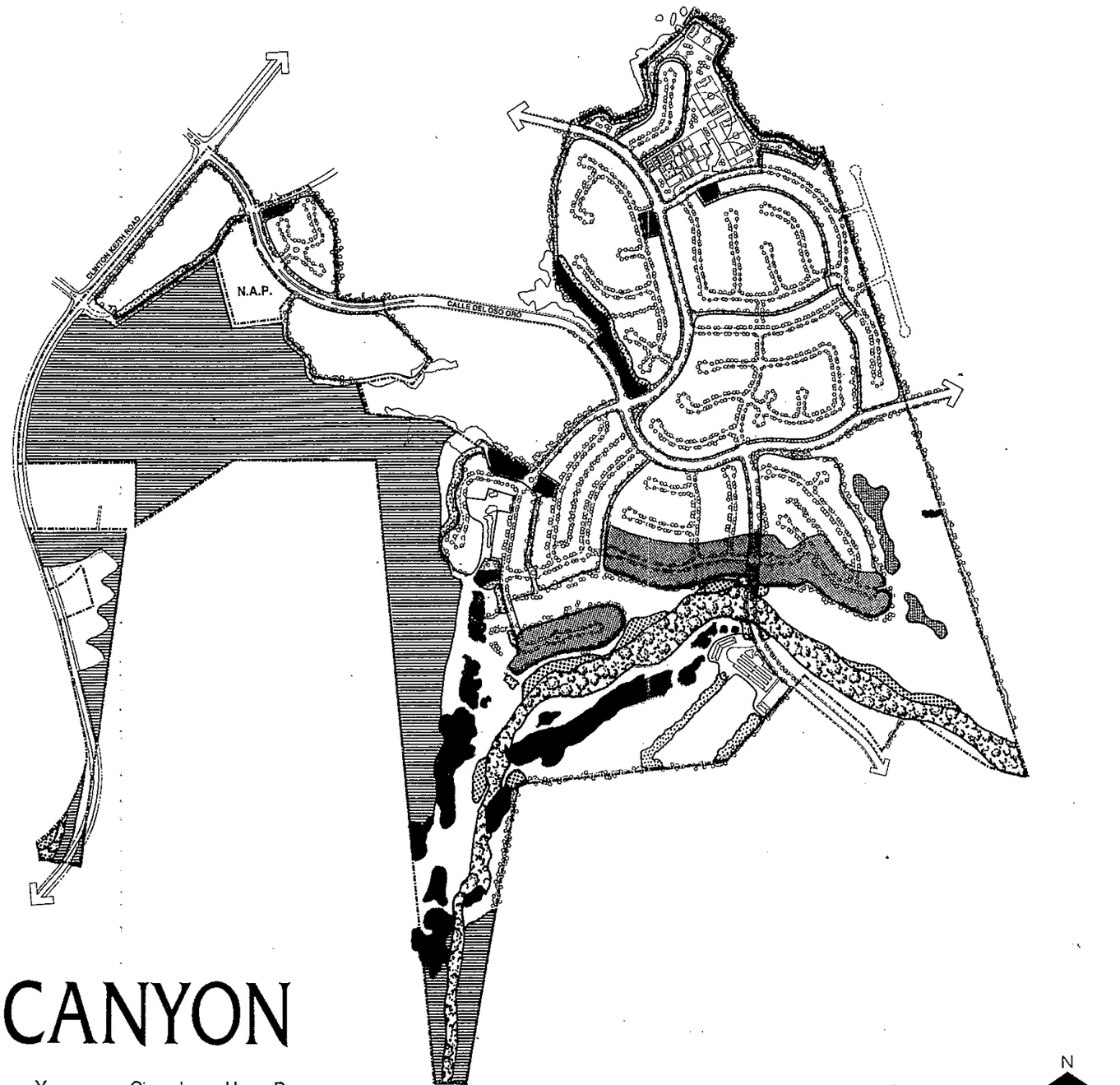
significant and could probably be avoided with modifications of construction schedules. If vireos are found to be nesting on-site, consultation with USFWS will be necessary.

Stephens' Kangaroo Rat - A trapping survey conducted by TMC in 1989 determined that SKR was absent from the site. Walk-over surveys for this report indicate that kangaroo rats now inhabit previously unoccupied areas of the site. It is likely that Pacific Kangaroo Rats, trapped on-site in 1989, have colonized new areas. The Endangered status of SKR warrants an updated trapping survey to determine presence/absence on-site. The biologist recommends a trapping survey to determine presence/absence of SKR on the site, prior to issuance of grading permits. If present, the project proponent must comply with state and federal Endangered species acts. Compliance with the federal Endangered Species Act would require either Section 7 consultation or the preparation of a habitat conservation plan to satisfy Section 10 requirements. Compliance with the state Endangered Species Act would require a 2081 agreement.

- Wildlife Corridors

Contained within the Copper Canyon Specific Plan area is a creekbed at the base of Cole Canyon. This creekbed (called "Cole Creek") has been incorporated into the biological resources of Copper Canyon and shall be an important resource element for the community. The corridor will facilitate the continued movement of wildlife species such as deer, mountain lion, fox, coyote and badger through the project and help prevent isolation of various species which would be typical open space area habitat (see Biological Mitigation Plan, Exhibit III-12 and Wildlife Corridor Exhibit III-13).

The wildlife corridor will provide an important connection between the Santa Rosa Plateau Preserve and Murrieta Creek, while accommodating wildlife underpasses for existing mammal species on the site. These underpasses will strive to reduce wildlife fatalities due to automobile collision.



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Scale: 1" = 1000'

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Biological Resources Mitigation Plan

Habitats to be Preserved

- Riparian Woodland
- Oak Woodland
- Mixed Chaparral

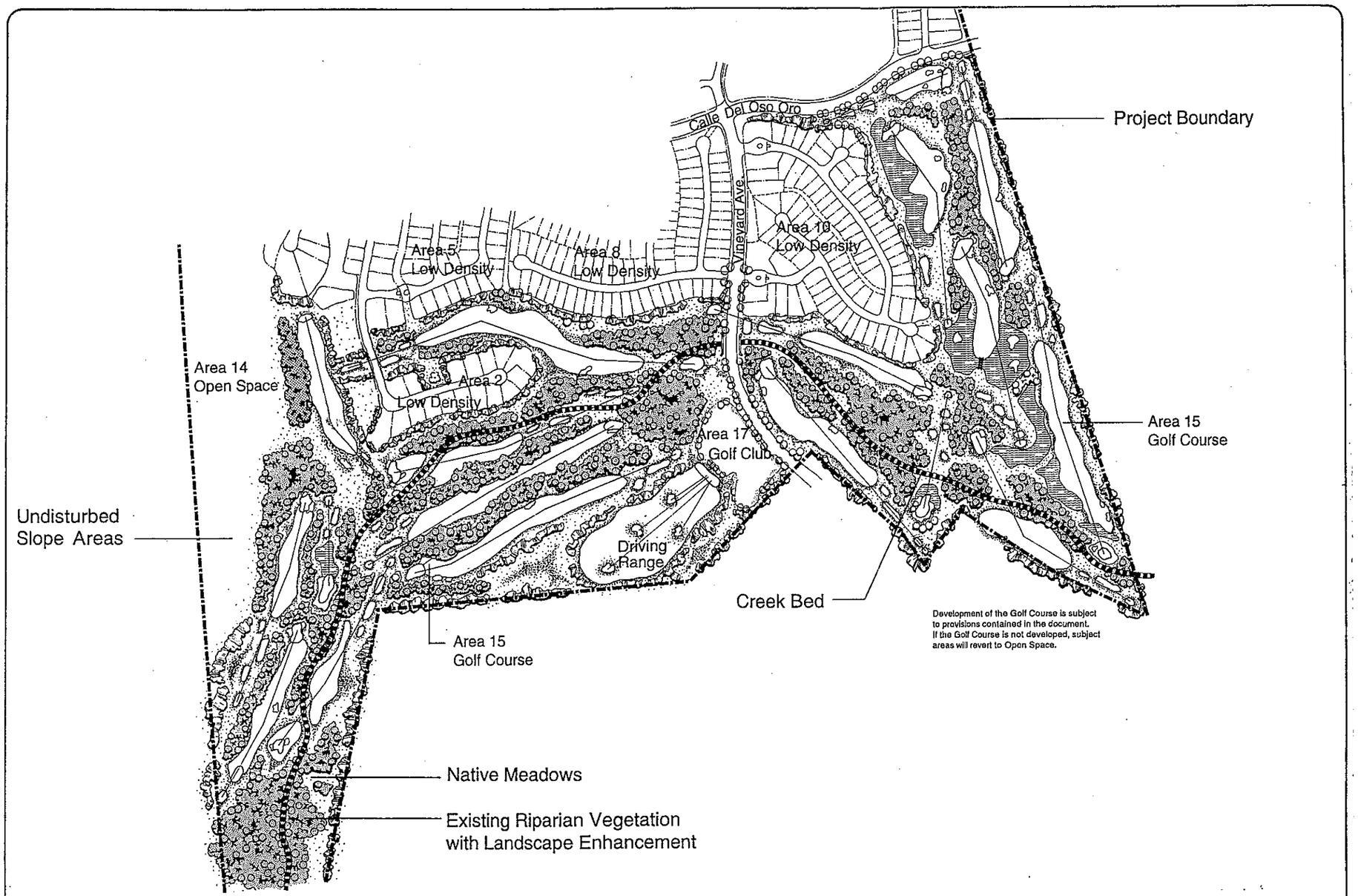
Replacement Areas

- Riparian Woodland - Areas for Replacement and Replanting
  Trees
  California Sycamore
  Cottonwood
  Coast Live Oak (10:1 Replacement and Replanting of 5 Oaks at <8" DBH)
  Willows
- Open Water / Riparian Habitat
- Native Plant Material Buffer Using The Following:
  Shrubs
  Toyon, Laurel Sumac, Sugar Bush, Holly-Leaf Redberry, Holly-Leaf Chery, California Lilac, Nevin's Barberry, White - Flowering Current, Chaparral Current, Elderberry, Scrub Oak
- Street Lighting With Low - Wattage Shielded Lights

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

Exhibit No.: III-12

Prepared by Toadly Graphic



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SPECIFIC PLAN

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Scale: 1" = 600'

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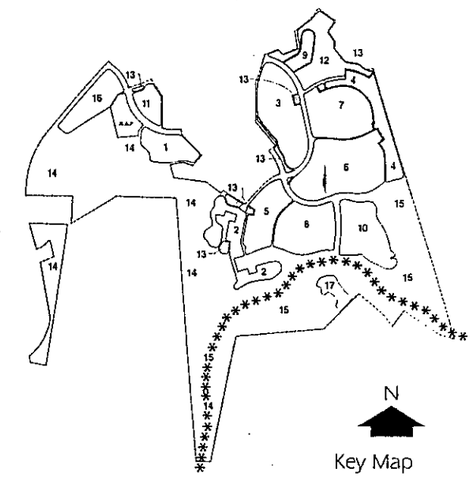
Wildlife Corridor Plan



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Urban Logic Consultants, Inc.

Exhibit No.: III-13

Prepared by Toadly Graphic

Measures to mitigate impacts to wildlife movement corridors include habitat enhancement, buffer plantings, avoidance of light spill, and appropriate design of bridges and culverts to allow for passage of wildlife. TMC has reviewed the design specifications for the proposed bridge over Cole Creek at Vineyard Avenue. It is TMC's opinion that the proposed bridge will accommodate large mammals and, therefore, most species to use the corridor. Human intrusion (including pets) should be minimized.

To further promote the corridor's usage by wildlife, several of the areas shall be planted with native bunch grasses and riparian plant species such as baccharis, willow and sycamore. These plant materials along with native refuge shrubs such as laurel leaf sumac, scrub oak and ceonothus shall be located around ponds and drainage courses. These design features will provide wildlife cover and increase usage by various species while offering on-site mitigation areas to offset riparian impacts within developed areas of the project.

- Oak Woodland Preservation Plan

The Copper Canyon site possesses approximately 24 Engelmann oaks and 763 coast live oaks, totaling 787. A comprehensive oak tree inventory program was conducted for the site by Tierra Madre Consultants. This inventory effort included tagging with an identification number, measuring diameter, height and crown diameter in two (2) directions, mapping and grading each tree according to various criteria in terms of health and value as wildlife habitat. The oak tree preservation plan will retain approximately 770 oak trees in an undisturbed, natural condition. A total of five (5) trees will be relocated within the golf course. Of the twelve (12) trees to be removed, ten (10) will be due to development of tees and greens for the golf course and two (2) will be within Planning Area No. 11. For more detail, refer to the Grading Plan and Standards.

- Vegetation Preservation Plan

Within the Copper Canyon Specific Plan site, there are four (4) USGS designated blueline streams. Of these, two (2) support extensive riparian vegetation and will be retained intact, with the other two (2) being partially retained.

A 55 acre passive open space area has been designated within the specific plan consisting largely of the mixed chaparral along with riparian corridors, which, in combination with the chaparral, provide for a area with high diversity and biological productivity along with retaining a large area of contiguous open space. Habitat will be preserved in this area for several sensitive animal species such as the sharp-shinned hawk, black-shouldered kite, great horned owl, two striped garter snake and merlin.

Following is a description of several plant communities of concern and relevant preservation efforts:

Coastal Sage Scrub - It is expected that most or all of the 14 acres of Coastal Sage Scrub on the site will be lost. The small patches on-site are fragmented and do not provide habitat for listed species (California Gnatcatcher was determined to be absent from the site). Coastal Sage Scrub on-site provides habitat for C2 species such as Southern California Rufous-crowned Sparrow, Bell's Sage Sparrow, and Orange-throated Whiptail. A "C2" species is a species which may be threatened, but insufficient data exists for listing as a federally endangered species. Whenever possible, remaining coastal sage scrub should be preserved.

Southern Willow Scrub - The project design indicates that approximately three acres of Southern Willow Scrub will be lost. The biologist recommends no net loss of riparian habitat. This may be accomplished through minor design modifications and on-site habitat enhancement. Compliance with federal and State wetlands permitting procedures is also required.

Southern Cottonwood Riparian Forest - Portions of the Southern Cottonwood-Riparian Forest along Cole Creek will be impacted by golf course construction and altered hydrology. The preliminary grading plan shows 5.09 acres of encroachment into the Cole Creek riparian habitat, including 0.703 acres of fill and 4.39 acres of "managed" habitat (vegetation will be trimmed and maintained to allow for line-of-sight for golfers). Four bridges for foot and cart traffic are also proposed, in addition to the bridge on Cellar Springs Drive, which will accommodate vehicular traffic.

The effects of altered stream flows are difficult to quantify, but will likely include changes in the plant composition and structure of the riparian community. Other impacts to the forest community include

various forms of human intrusion, including noise, light spill, and predation by pets. The biologist recommends no net loss of riparian habitat. This may be accomplished through modifications in project design and on-site habitat enhancement. Compliance with federal and State wetlands permitting procedures will also be required.

- Implementation Plan

All biological elements to be preserved as delineated in this plan shall be fully considered in the development of subdivision, site and grading plans. Preservation plans and special treatments and techniques as identified in the Specific Plan, EIR and Mitigation Monitoring Plan will be implemented. Plan revisions, if necessary, will be made at this time based on new information available.

2. Resource Replacement and Enhancement Plan

This plan provides for the mitigation of resources impacted by development planning areas.

- Oak Tree Replacement and Enhancement Plan

Due in part to past grazing pressures, nearly all oak on-site are older, mature trees with little or no recruitment of seedlings or saplings. The project will preclude any additional grazing activity. In the absence of grazing pressures, the project implementation body shall reestablish and maintain oak woodland understories in passive open space areas to provide recruitment of seedlings and saplings to promote the long-term survivability of the oak woodland plant community on the project.

The project will avoid direct impacts to the majority of oaks on the site. An analysis of the golf course routing plan and preliminary project grading plans indicates that approximately 14 trees will be removed. The exact number of directly impacted oaks is dependent on the final grading plan. Human intrusion into the oak woodland habitat and alteration/removal of the understory may impact wildlife more than a loss of ten to twenty trees.

Mitigation for impacts to the oak woodland will include replacing oaks that are removed during construction at a 10 to 1 ratio, and transplanting oaks that are less than 18" diameter. It is the experience of the biologist that transplantation of large oaks (over 3" diameter)

is not successful. The criterion for success should be "no net loss of oaks." Monitoring the success of this strategy will be part of an oak tree and woodland preservation plan.

- Riparian Replacement and Enhancement Plan

In addition to retaining existing areas of riparian habitat intact, this plan calls for the incorporation of riparian habitat into the golf course design in and around water hazards and numerous well defined drainage courses.

The Copper Canyon Specific Plan will incorporate riparian waterways as part of the overall golf course design which will replicate natural wetland functions and meet the requirements of the Army Corps of Engineers Section 404 permit (part of the Federal Clean Water Act) and the California Department of Fish and Game 1603 streambed alteration permit which will be applied for after specific plan approval. The objective for incorporating these standards into the specific plan is to recognize the importance of wetlands and preclude major plan revision and delay while options and mitigation is explored.

As is recommended in the biological assessment, this element will focus on achieving "no net loss" with respect to riparian resources, including Southern Willow Scrub and Southern Cottonwood Riparian Forest Plant Communities and other "wetland" features. Through the 404 and 1603 process, replacement provisions will be stipulated by the respective agencies for any resources which are adversely affected.

- Implementation Plan

As part of the grading permit process, all biological elements designated in this plan for enhancement or replacement shall be field verified.. Replacement and enhancement plans as delineated in the specific plan, EIR, and mitigation monitoring program will be reviewed for implementation effectiveness. Plan revisions, if necessary, will be made at this time based on new information available.

3. Resource Management Program

This set of programs delineate the means for the long term maintenance and monitoring of the on-site biological resource preservation, enhancement and replacement areas.

- Chaparral Program

  The Chaparral Management Plan will incorporate the inclusion of fuel modification areas at the interface between the mixed chaparral areas and the developed areas within the project which include Planning Areas 1, 2 and 16. For more detailed information, see the Specific Plan's Landscape Guidelines.

- Oak Woodland Program

  In oak woodland re-established areas and in preservation areas, irrigation improvement will be designed so as not to encroach within the oak tree's drip line/crown or within twenty-five (25) feet of the trunk whichever is greater. This particular design treatment will prevent the tree from acquiring root rot and other diseases associated with direct contact and/or exposure of the root area to excessive water. Irrigation will be controlled and monitored by a horticulturist to ensure application consistent with the time of year and differing soil and slope conditions (see Project Biological Assessment for preservation details).

- California Red-Legged Frog

  In order to protect actual or potential habitat for this species, an on-going bullfrog eradication program shall be conducted in conjunction with operation of the golf course.

- Mitigation Reporting Program

  Prior to the issuance of occupancy permits, a report shall be submitted to the City of Murrieta Planning Department verifying the implementation of all preservation, replacement and enhancement plans as delineated in the Conditions of Approval for each tract or plot plan as specified in the Environmental Impact Report.

4. Biological Resource Enhancement Standards

- A Mitigation Report shall be submitted to the Murrieta Planning Department for approval prior to the recordation of the first implementing subdivision. Financing and conveyance parcel maps shall be exempt from this standard.

- The Biological Resources Conservation Plan shall be implemented by the City's CSA and administered by a third party professional biologist or private consulting firm.

- The Biological Resources Enhancement Plan shall be developed in accordance with the Biological Mitigation Plan, Exhibit III-10, as approved by the administrative biologist or firm.

- All implementing development plans for the various components of the Biological Resources Enhancement Plan shall be in conformance with the applicable elements of the Copper Canyon Landscape Guidelines, Drainage Plan Guidelines, Grading Plan and Guidelines and Runoff Management Plan Guidelines.

- In order to enhance wildlife movement and the viability of the wildlife corridor along Cole Creek, the following measures will be implemented:

  a. Restrict public access into the golf course and Cole Canyon Creek to golf course patrons and persons using designated trails. Use a dense planting of California wild rose or other similar thorny vegetation along the southwesterly boundary of golf holes 14 and 15 to discourage unauthorized human movement into the Preserve.

  b. Preclude bicycles from any trail crossing over or adjacent to Cole Canyon Creek.

  c. Provide educational materials regarding native plant/animal collecting and responsible pet care to all residents.

  d. Provide low-wattage, shielded street lights in planning areas adjacent to Cole Canyon Creek.

e. Utilize native trees and shrubs along the development interface and Cole Canyon Creek to buffer the creek from those golf holes in close proximity.

- If understory vegetation is to be planted within oak canopies, they should be limited to the following species:

  Annuals:

  Chinese houses
  Common linanthus
  Five-spot
  Baby blue-eyes
  Phacelia
  Fiesta Flower

  Perennials:

  Golden stars
  Mariposa lily
  Parry's larkspur
  Shooting star
  Live-forever
  Douglas's iris
  California buttercup
  Blue-eyed grass

- California wild rose shall be planted outside of the drip line of oak trees where human encroachment and disturbance is likely, to create a protective barrier for the oak tree canopy.

- Development will avoid impacts to oak trees where feasible. The estimated 12 oaks removed will be replanted at a 10:1 ratio with oak saplings. Plantings of California wild rose will be placed well outside of the tree dripline within oak park areas.

- Oak woodland replacement areas shall be planted in a natural oak woodland configuration and shall contain plant species which, through composition and placement, replicate oak woodland habitat conditions. A City approved revegetation specialist shall provide a detailed plan for the implementation of these areas to the City Planning Department prior to approval of grading plans for the Golf Course and Club House.

D. Public Facilities Plan and Standards

This chapter provides a description of the infrastructure characteristics of the Copper Canyon project. Each subsection contains a description of the infrastructure which currently exists, infrastructure which is necessary to facilitate the project, and pertinent standards. The final portions of this chapter contain a maintenance plan and an administration and implementation section.

1. Circulation Plan and Standards

The primary circulation network within the Copper Canyon project will absorb approximately 17.2 acres of land. People and goods will be moved through the site via a system of internal collectors, directing through traffic onto arterials. Existing and planned arterial rights-of-way (ROW's) will be used throughout the project to the greatest extent possible.

Primary access from Interstate 15 to the project site will be on Clinton Keith Road, as illustrated in the Circulation Plan, Exhibit III-14. Secondary access points to the site will be provided via Calle Del Oso Oro and, ultimately, Nutmeg Street and Vineyard Avenue.

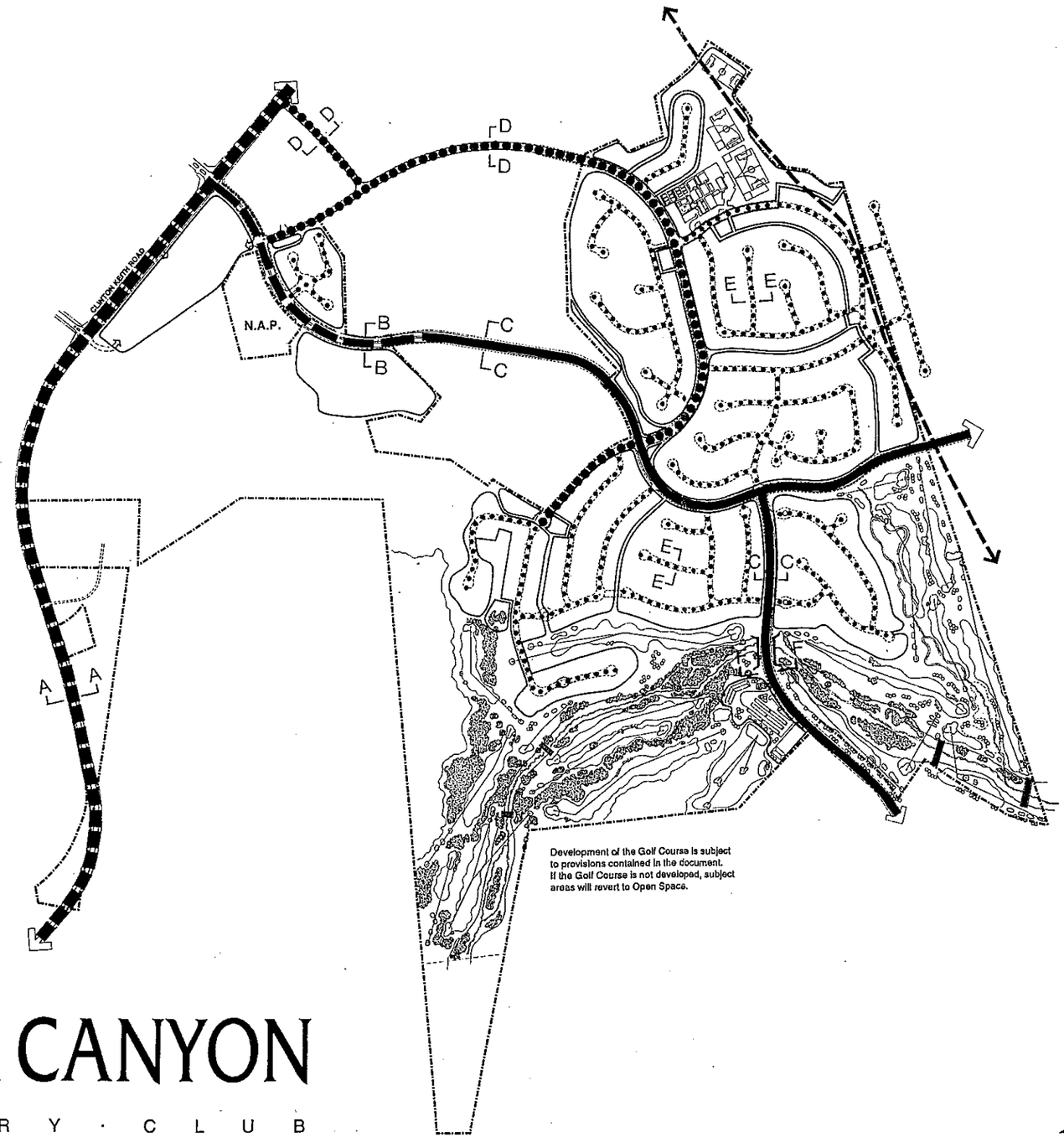
The following is a description of the existing primary roadways within and adjacent to the project site, their specific plan designations, and general plan designations. The cross-sections for the various roadways are depicted in Exhibit III-13, and are consistent with the functional roadway classifications contained in the General Plan's Circulation Element.

- Description

  Clinton Keith Road

  - Clinton Keith Road is currently a two lane, undivided road with varying pavement width near the project. The existing location of Clinton Keith Road in relation to the project site is illustrated in the Circulation Plan Exhibit No. III-14.

  - The City General Plan Circulation Element designates Clinton Keith Road as an Arterial near Copper Canyon, and as an Urban Arterial for segments between the site and I-15. Right-of-way standards remain to be established by the City of Murrieta.



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SPECIFIC PLAN

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Scale: 1" = 1000'

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Circulation Plan

- A - A Arterial Highway (110' ROW)
- B - B Existing Major (100' ROW)
- C - C Secondary Highway (88' ROW)
- D - D Collector (66' ROW)
- E - E General Local Road (60' ROW)
- F - F Bridge (66' ROW)
- Potential Murrieta Creek Scenic Drive Alignment

For Roadway Sections
See Exhibit No. III-15

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

Exhibit No.: III-14

Prepared by Toadly Graphic

- The Copper Canyon Specific Plan assumes the designation of Clinton Keith Road as an Arterial with a 110 foot right-of-way. The preliminary right-of-way standard for an Arterial is shown in the Roadway Sections, Exhibit No. III-15.

Calle Del Oso Oro

Calle Del Oso Oro functions as the primary access traversing the study area. Calle Del Oso Oro is classified as a secondary highway with an 88 foot right-of-way. The road is currently a divided two lane road with capacity to expand to a four lane divided road.

Murrieta Creek Scenic Drive

The General Plan Circulation Element indicates a scenic roadway which skirts both sides of Murrieta Creek, and this roadway is reflected schematically on Exhibit III-14. The feasibility of this roadway remains to be determined, however the concept of a scenic roadway can be accommodated within the project as illustrated or with the use of other project area roadways.

o Standards

The following development standards shall apply to all public and private roadways within the specific plan:

Table III-5
Copper Canyon
Roadway Types

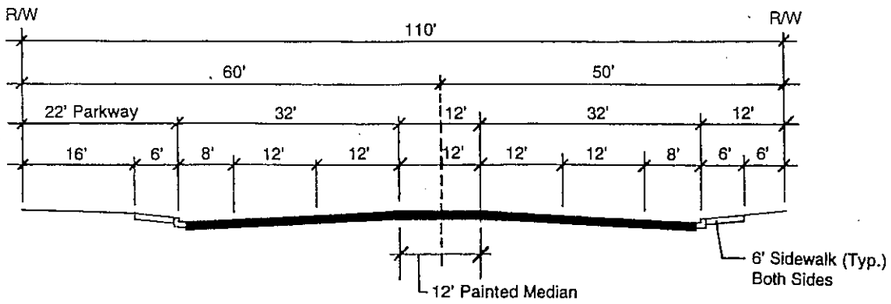
Section	Road	Right-of-Way (Improved Section)
A.	Clinton Keith Road	110'
B. Secondary	Calle Del Oso Oro	88'
C. Collector	Additional Parkway Outside Right-of-Way	66'
D. Collector	Planning Areas 5, 6, and 7	66'
E. General Local[1]	Various	50' or 60'
F. Private or Public Street[1]	Planning Areas 2, 9 and 10	46'
G. Private Street[1]	Planning Area 1	42'
H. Bridge	Nutmeg Street (Improved by SP 215)	66'

[1] As approved by City Engineering Department

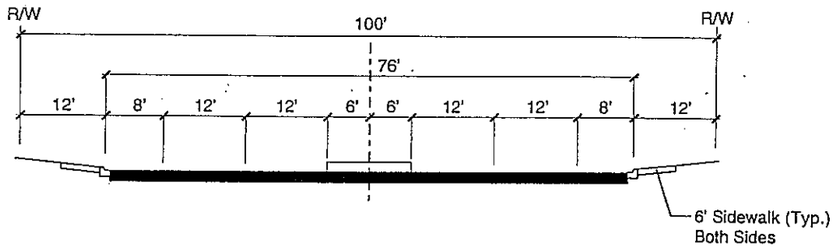
- Collector improvements shall be based on a 66 foot right-of-way, a 44 foot curb to curb width and two 11 foot parkways. Each parkway shall be improved with a 6 foot meandering sidewalk. An additional 9 feet of parkway, to be maintained by the City's CSD, is proposed.

- Public local roads shall be based on a 60 foot right-of-way, with a 40 foot paved section and two 10 foot parkways with a 6 foot meandering sidewalk, or a 50-foot right-of-way as approved by the City Engineering Department.

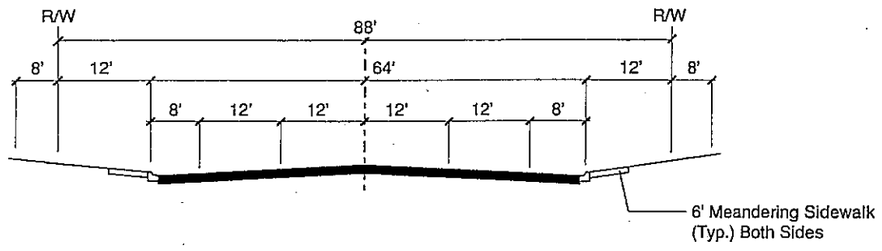
A - A Arterial Highway (110" ROW)



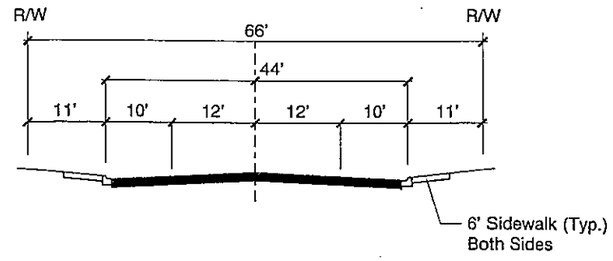
B - B Existing Major (100" ROW)



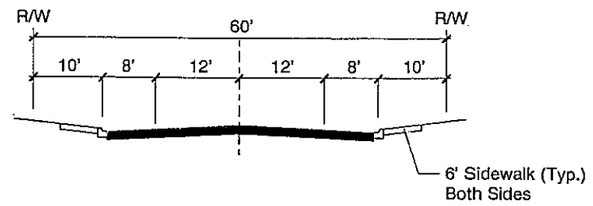
C - C Existing Secondary (88' ROW)



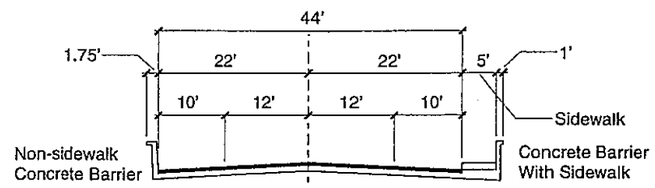
D - D Collector (66' ROW)



E - E General Local (60' ROW)



F - F Collector Street Bridge (66" ROW)



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SPECIFIC PLAN

Roadway Sections

For Roadway Locations
See Circulation Plan, Exhibit No. III-14

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

Exhibit No.: III-15

Prepared by Toadly Graphic

- Two roadway sections are proposed for private or public streets. The first right-of-way section is 46 feet wide, measuring 34 feet from curb to curb with a 6 foot parkway on either side and may be applicable to both private and public streets. Where physical constraints do not allow a 46 foot right-of-way, a reduced 42 foot wide right-of-way shall be utilized. This will allow for a 26 foot curb to curb width and two 8 foot parkways. This alternate is only applicable to private streets.

- Roadway improvements will be in accordance with the recommendations of the Copper Canyon Specific Plan Traffic Impact Study Report dated July 21, 1994. Per City policy, these improvements will maintain a peak hour Level of Service "D" or better at key intersections and a level of Service "E" or better at freeway ramps. The necessary improvements will include:

  - On-site

    - For initial phases of the project, construct Clinton Keith Road adjacent to the project site to its ultimate half-section width as an Arterial highway (110 foot right-of-way) in conjunction with development.

    - Construct Calle Del Oso Oro within the project site to its ultimate cross-section width as a Secondary highway (88 foot right-of-way) in conjunction with development. If adjacent development does not concurrently complete Calle Del Oso Oro to Washington Avenue, a 34 foot minimum pavement width should be constructed.

    - Construct Vineyard Avenue within the project site to its ultimate cross-section width as a Secondary highway (88 foot right-of-way) in conjunction with development.

    - Traffic signing/striping should be implemented in conjunction with detailed construction plans for the project.

- Sight distance at each intersection should be reviewed with respect to standard Caltrans/County of Riverside/City of Murrieta sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

▹ Off-site

The following improvements are required in addition to the installation of traffic signals at study area intersections along Clinton Keith Road to achieve Level of Service "D" or better during the peak hours. The project will be required to participate on a fair share basis in these improvements:

- I-15 Freeway NB Ramps (NS) at:
  - Clinton Keith Road (EW)
    - Add eastbound left turn lane

- I-15 Freeway SB Ramps (NS) at:
  - Clinton Keith Road (EW)
    - Add southbound right turn lane
    - Add eastbound right turn lane
    - Add westbound left turn lane

- Washington Avenue (NS) at:
  - Clinton Keith Road (EW)
    - Add northbound left turn lane
    - Add southbound left turn lane
    - Add eastbound left turn lane
    - Add eastbound through lane
    - Add westbound left turn lane
    - Add westbound through lane

- Grand Avenue (NS) at:
  - Clinton Keith Road (EW)
    - Add eastbound left turn lane
    - Add westbound left turn lane

- Calle Del Oso Oro (NS) at:
  - Clinton Keith Road (EW)
    - Add westbound left turn lane

- Participate on a pro-rata basis in the funding of the traffic signals at the following intersections:
  - I-15 Freeway NB Ramps (NS) at Clinton Keith Road (EW)
  - I-15 Freeway SB Ramps (NS) at Clinton Keith Road (EW)
  - Washington Avenue (NS) at Clinton Keith Road (EW)
  - Grand Avenue (NS) at Clinton Keith Road
  - Club View Drive (NS) at Clinton Keith Road (EW)
  - Calle Del Oso Oro (NS) at Clinton Keith Road (EW)

- Roadway improvements will be phased to provide each individual project with two points of vehicular access.

2. Drainage Concept Plan and Standards

- Drainage Plan

A majority of the 579 acre Copper Canyon site drains into Cole Creek, which traverses the southerly half of the site in an west-east direction. A small portion of the project on the west side drains into Slaughterhouse Canyon. Both Cole Creek and Slaughterhouse Canyons are tributary to Murrieta Creek. The City of Murrieta requires that any flood peak increases resulting from the development be mitigated. Due to the limited capacity of Murrieta Creek downstream of the project, mitigation for the 2-, 10- and 100-year return frequency storms for the 1-, 3-, 6- and 24-hour storm durations is required. The proposed flood peak mitigation concept will reduce the developed condition discharges from the project to or below existing conditions.

The site is located within County Flood Control's Master Drainage Plan for the Murrieta area, and more specifically in the Murrieta Valley sub-watershed. A drainage fee of $4,139 per acre has been established for this sub-watershed, with the 2,000 feet most downstream on Cole Creek programmed for improvement with a projected cost of $675,847.

The project is also subject to water quality management requirements resulting from the National Pollutant Discharge Elimination System (NPDES). The NPDES program requires that best management practices (BMPs) be used to minimize the discharge of pollutants into water courses and water bodies. BMPs will be implemented to minimize the discharge of pollutants from the project site.

The objectives of the plan are as follows:

- Collect and control storm runoff from the Copper Canyon community so that homes and businesses are protected from flooding in accordance with the requirements of Riverside County and the National Flood Insurance Program.

- Mitigate peak flood runoff rates so that the post-development rates at the downstream property boundary are no greater than the pre-development rates.

- Design runoff control systems in a manner which maintains high quality of water runoff from the site.

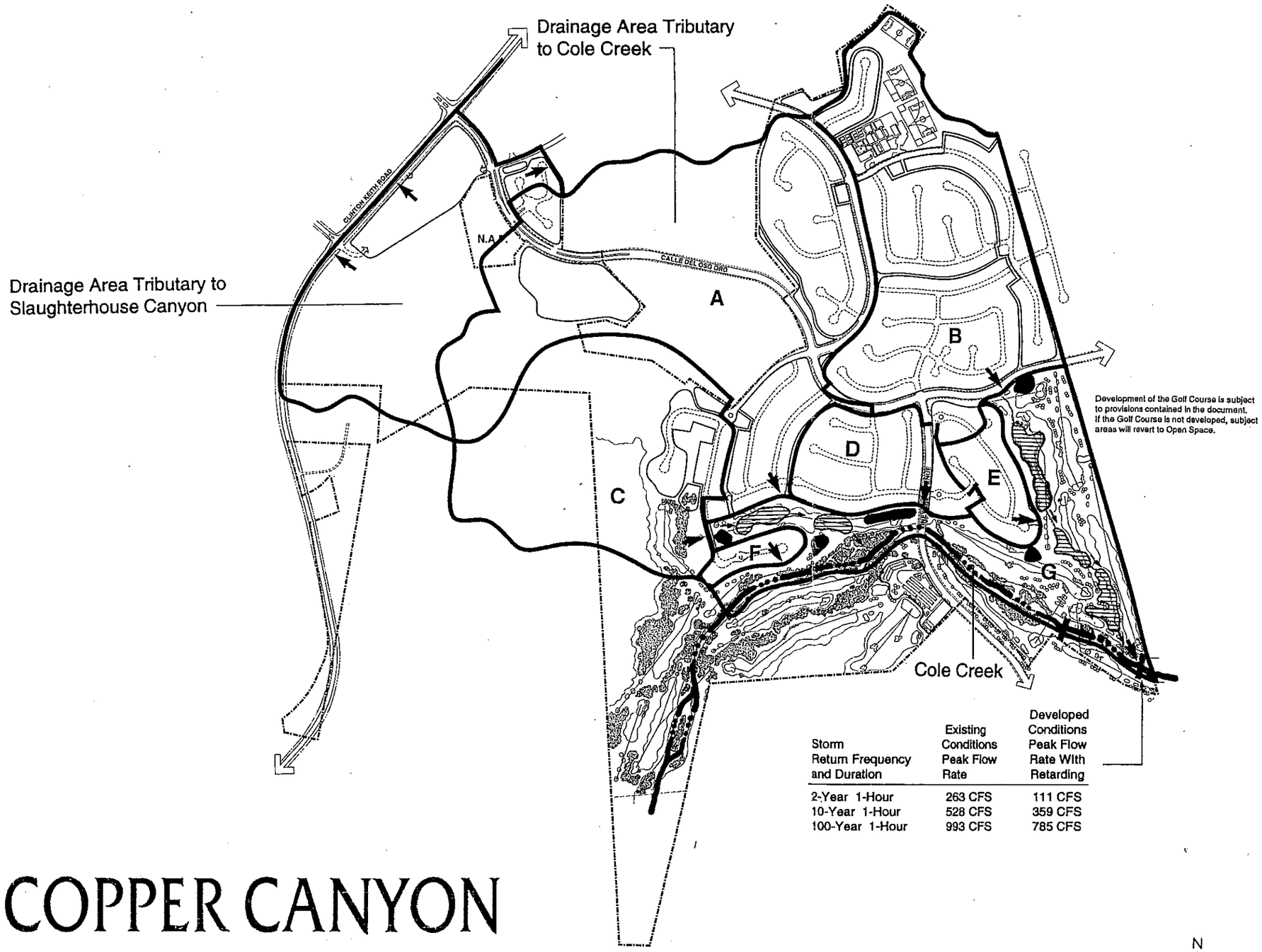
The purpose of the flood peak mitigation and water quality management facilities as described above is to reduce developed condition peak flow rates to an amount equal to or below existing conditions and minimize the discharge of pollutants. The facilities will be incorporated into the golf course. If the golf course is not developed, or if the flood control facilities are necessary prior to development of the golf course, the facilities will be developed in the same manner as if the golf ourse was in place. The proposed flood peak mitigation and water quality management concept is shown on Exhibit III-16. The facilities consist of water quality wetlands, retarding basins, and golf course lakes. The water quality wetlands have been sized to contain the first-flush storm runoff which generally contains the highest concentration of pollutants. In addition to first-flush storm runoff, the wetlands will also receive nuisance runoff which results from urban activities such as landscape irrigation

and car washing. Where feasible, these wetlands will be designed with a bypass inlet so that only the initial runoff from larger storms will be directed into the wetlands. Subsequent runoff with typically lower concentrations of pollutants will bypass the wetlands and flow into the main flood control system. This will reduce the possibility of washing pollutants trapped in the wetlands into the downstream watercourses. In addition to providing water quality benefits, the wetlands will also benefit golf course operation by limiting nuisance and small storm runoff. The wetlands will be located at the edge of the golf course near storm drain outlets.

Flood peak mitigation will be accomplished using two retarding basins and three golf course lakes. The retarding basins will be incorporated into the 18th fairway. The basins will have ungated gravity drains discharging from the lowest point in the basin and will normally be dry. During significant storms, the basins will fill up with runoff from the adjacent development and discharge the runoff at a reduced rate through the drain. During large storms, the basins will also discharge from an overpour area. This staged outlet system enables the basins to provide flood peak mitigation benefits for a range of storm frequencies.

In addition to the retarding basins, flood peak mitigation will be achieved by temporary storing water in the golf course lakes above the permanent lake levels. The permanent lake levels will be controlled by the flow line elevations of the outlet conduits. The flow line elevations of the outlet conduits will be set at the permanent lake levels so that the conduits will begin discharging when the lake levels exceed their permanent levels. The size of the outlet conduits will restrict the discharge to achieve the desired flood peak mitigation. The golf course will be graded so that as the lakes fill with runoff, the runoff is contained and the only discharge from the lakes is through the outlet conduits. The outlet conduits of upstream lakes will connect to the next downstream lake, either directly or through the use of a swale. The third or most downstream lake will discharge into Cole Creek.

Adjustments may be made to the flood peak retarding facilities during detailed design, however, the final configuration will reduce the developed condition peak discharges to or below existing conditions peak discharges.



Storm Return Frequency and Duration	Existing Conditions Peak Flow Rate	Developed Conditions Peak Flow Rate With Retarding
2-Year 1-Hour	263 CFS	111 CFS
10-Year 1-Hour	528 CFS	359 CFS
100-Year 1-Hour	993 CFS	785 CFS

N

Scale: 1" = 1000'

0 500 1000 1500Ft

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SPECIFIC PLAN

Drainage Concept Plan

- Point of Discharge
- Drainage Boundary
- A — Subarea Designation
- Water Quality Wetland
- Retarding Basin or Lake
- Approximate Flow Path

Source: John M. Tettemer & Associates, Ltd.

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

Exhibit No.: III-16

Prepared by Toadly Graphic

Only a small portion of the project drains into Slaughterhouse Canyon. This portion of the project consists of large custom lots and a commercial site. Rational method calculations for this portion of the project show a total increase of 30 cfs. Future detailed studies must verify that this increase will not exceed the capacity of the facilities downstream in the area of the tennis courts and residential development. This increase in flow is insignificant relative to the total flow in Murrieta Creek. No peak flow mitigation or water quality wetland facilities are proposed for the Slaughterhouse Canyon drainage.

The specific components of the drainage concept plan are:

- Urban street drains and storm drains
- Natural watercourses
- Erosion control facilities
- Water Quality wetlands
- Access, security and maintenance facilities

The description of these facilities and the approach to managing drainage is as follows (see Exhibit III-16):

- Urban Street and Storm Drains

  These facilities consist of catch basins and other types of drainage inlets from parking lots, landscaped areas, swales and watercourses; underground storm drains; open channels of durable materials such as concrete and rock; outlets; and energy dissipators. These facilities collect surface runoff from streets, parking lots and other areas and transport the water, usually in underground pipes, to a safe point of disposal in one of the facilities described below.

- Natural Watercourses

  Where flow rates and velocities are compatible with natural watercourses, existing stream courses may be used to carry flows. The factors which limit the use of natural watercourses are channel capacity and resistance of the native soil to erosion. These factors will be carefully evaluated when considering the use of natural watercourses.

- Erosion-Control Facilities

  A variety of structural materials and configurations is used to prevent soil erosion. Channel bottoms and banks may be armored with rock, concrete, gabions and other materials; check dams and drop structures can be used to flatten the gradient of the stream and consequently reduce flow velocity to non-erosive levels; and energy dissipators with baffles may be used at the outlet of pipes to reduce velocities and erosion potential.

- Water Quality Wetlands

  In addition to source control BMPs, water quality wetlands as described previously will be incorporated into the golf course to reduce the discharge of pollutants from the project. The wetlands will be sized to contain the first-flush storm runoff volume. An illustration of this type of facility is provided in Exhibit III-17.

- Access, Security and Maintenance Facilities

  These facilities are appurtenant to the drainage facilities and including fencing, protection barriers over the ends of pipes, trashracks, manholes, access roads and sediment traps. They are routinely included in project designs to protect the public, prevent vandalism and facilitate maintenance.

- Drainage Standards

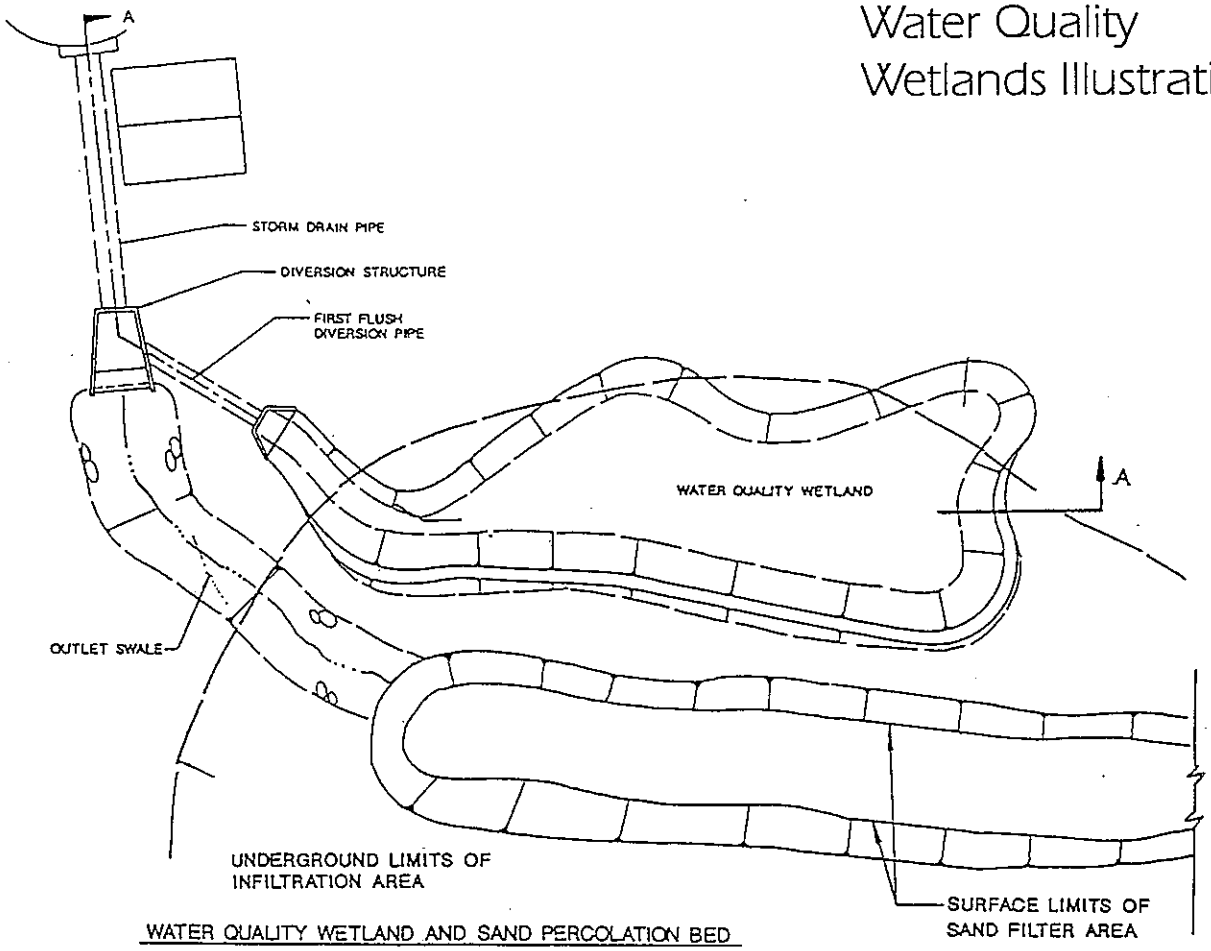
  - Fees

    The project will be required to pay fees in accordance with the Master Drainage Plan.

  - Urban Street Drains and Storm Drains

    The urban drainage system shall be designed in accordance with the standards of the City of Murrieta and the Riverside County Flood Control and Water Conservation District (RCFC&WCD).

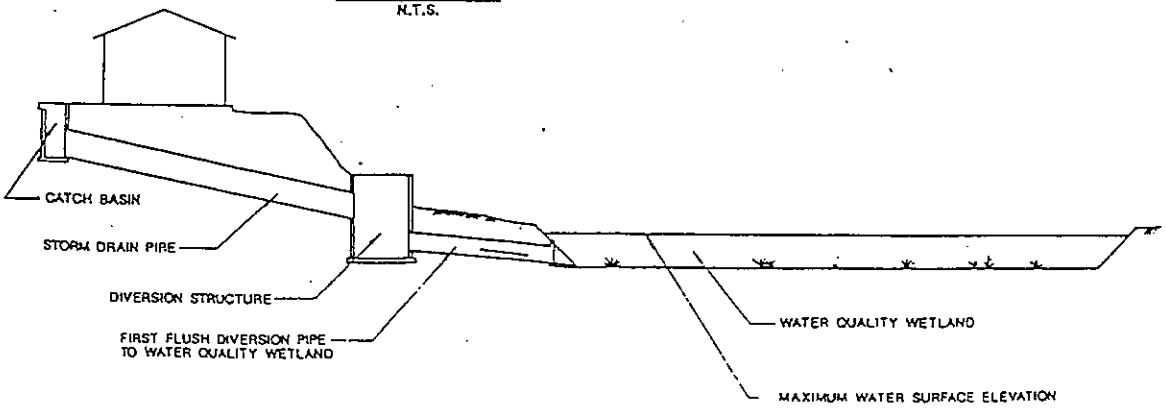
Water Quality Wetlands Illustration



WATER QUALITY WETLAND AND SAND PERCOLATION BED

TYPICAL PLAN

N.T.S.



SECTION A–A

N T S

Source: John M. Tettemer & Associates Ltd.

Brian Woods & Associates

W. H. Rawlings, Inc.

Urban Logic Consultants, Inc.

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Exhibit No.: III-17

Prepared by Toadly Graphic

- Natural Watercourses

  Because of their natural appearance, natural watercourses shall be considered as conveyances for storm drainage. However, special care shall be used to assure that the watercourse has capacity for the anticipated design flow and to assure that the watercourse will effectively resist erosion. Energy dissipators shall be used when introducing flow from an improved drain into a natural watercourse, and the velocity of flow in an earthen watercourse shall not exceed six (6) feet per second.

- Erosion Control Facilities

  Erosion control facilities shall be designed in accordance with NPDES and City of Murrieta Grading Manual Standards.

- Water Quality Wetlands

  Water quality wetlands shall employ BMP and shall serve to maintain water quality with respect to urban runoff form residential areas and from the golf course.

- Maintenance

  It is expected that all drainage facilities will be maintained by the City of Murrieta and/or its Community Services District (CSD).

3. Water and Sewer Plan and Standards

The following discussion will be presented in three (3) sections; a description of the project's existing infrastructure, a description of the water and sewer plan, and the standards to be applied to the water and sewer plan. Exhibit III-18 illustrates the location of existing and proposed water facilities within the vicinity of the project. Exhibit No. III-19 shows the location of existing and proposed sewer facilities near the project site. Exhibit III-20 shows off-site water and sewer requirements.

- Existing Copper Canyon Water and Sewer Improvements

  Much of Copper Canyon's infrastructure already exists by way of its participation relative to Specific Plan No. 128 and the related Owners

Participation Agreement (OPA). The full construction of Calle De Oso Oro through the site provided the main spine for backbone water and sewer trunk lines to serve the Copper Canyon development. In developing Calle De Oso Oro, a 36-inch water main was provided, along with 18-inch gravity sewer in Clinton Keith Road. Additional improvements completed in conjunction with the OPA and prior efforts include a 0.6 MGD Sewer Treatment Plant, a 2.2 MGD water treatment facility, and the Bear Creek Fire Station.

- Water and Sewer Plan

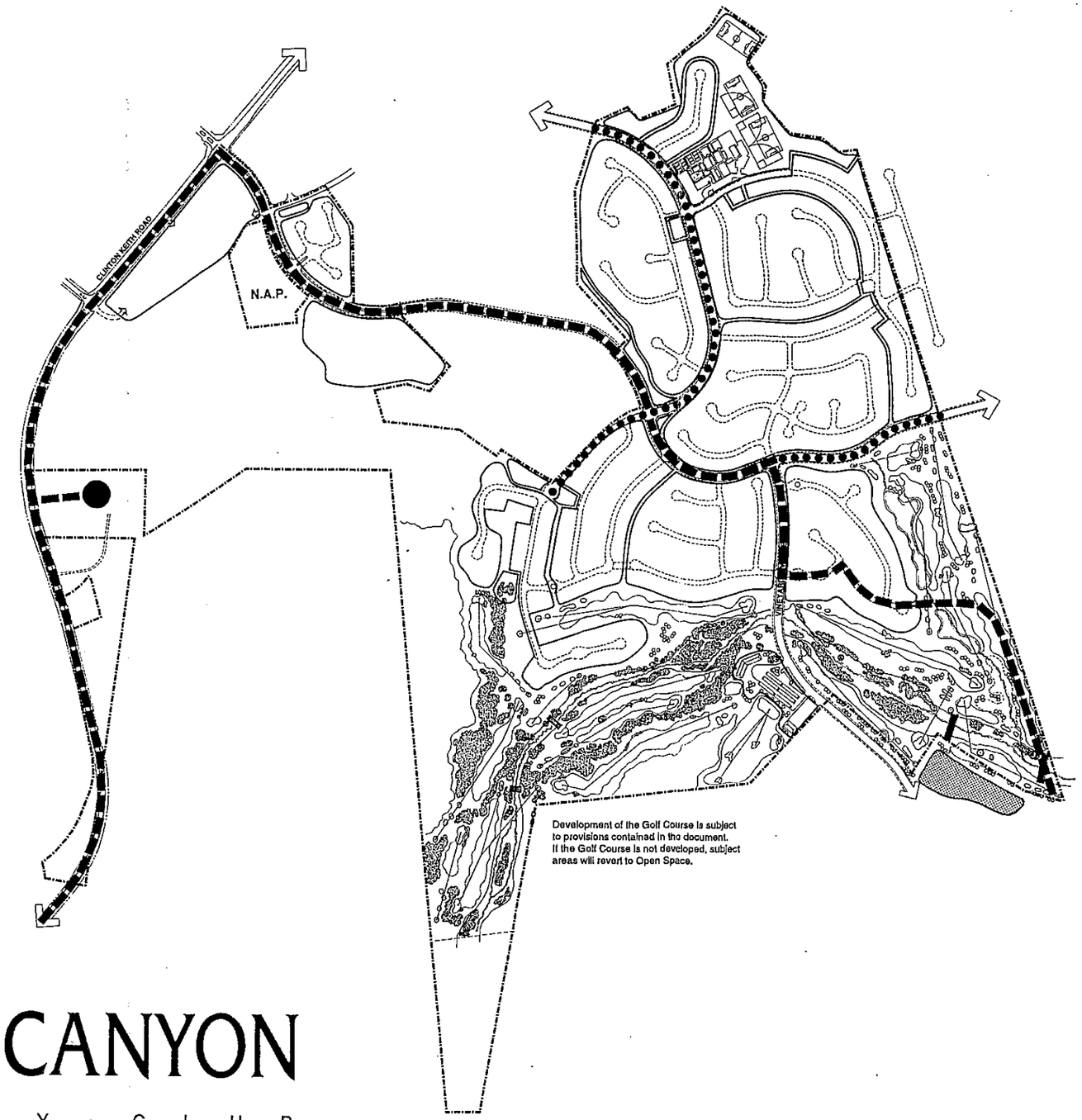
All planning areas within the Copper Canyon Specific Plan shall be provided with sanitary sewer and domestic water facilities. Additionally, the project shall receive reclaimed water to be applied to golf course and other open space areas requiring irrigation. The Water and Sewer Facilities Plan shall generally conform to the Existing and Proposed Water and Sewer Facilities, Exhibits III-18, III-19 and II-20.

The proposed water and sewer improvements will be located primarily within existing and proposed road rights-of-way within the project boundary and in certain instanced within open space corridors such as golf course and linear parks.

The Copper Canyon Specific Plan's major trunk lines and distribution systems are presently being planned.

Said sewer and water systems are being designed to coordinate with the Rancho California Water District's area-wide master plans for both water and sewer. In addition to providing water and sewer service, the Copper Canyon project, will also provide a sixteen (16) inch reclaimed water distribution line to provide reclaimed water for irrigation purposes for the various open space landscaping treatments. These design features will significantly reduce the amount of domestic potable water used within the project.

Sewer lines are designed from eight (8) inches to eighteen (18) inches in diameter on-site. Off-site Copper Canyon improvements are also expected to be within the eight (8) inch to eighteen (18) inch diameter range.



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C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 1000'

0 500 1000 1500Ft

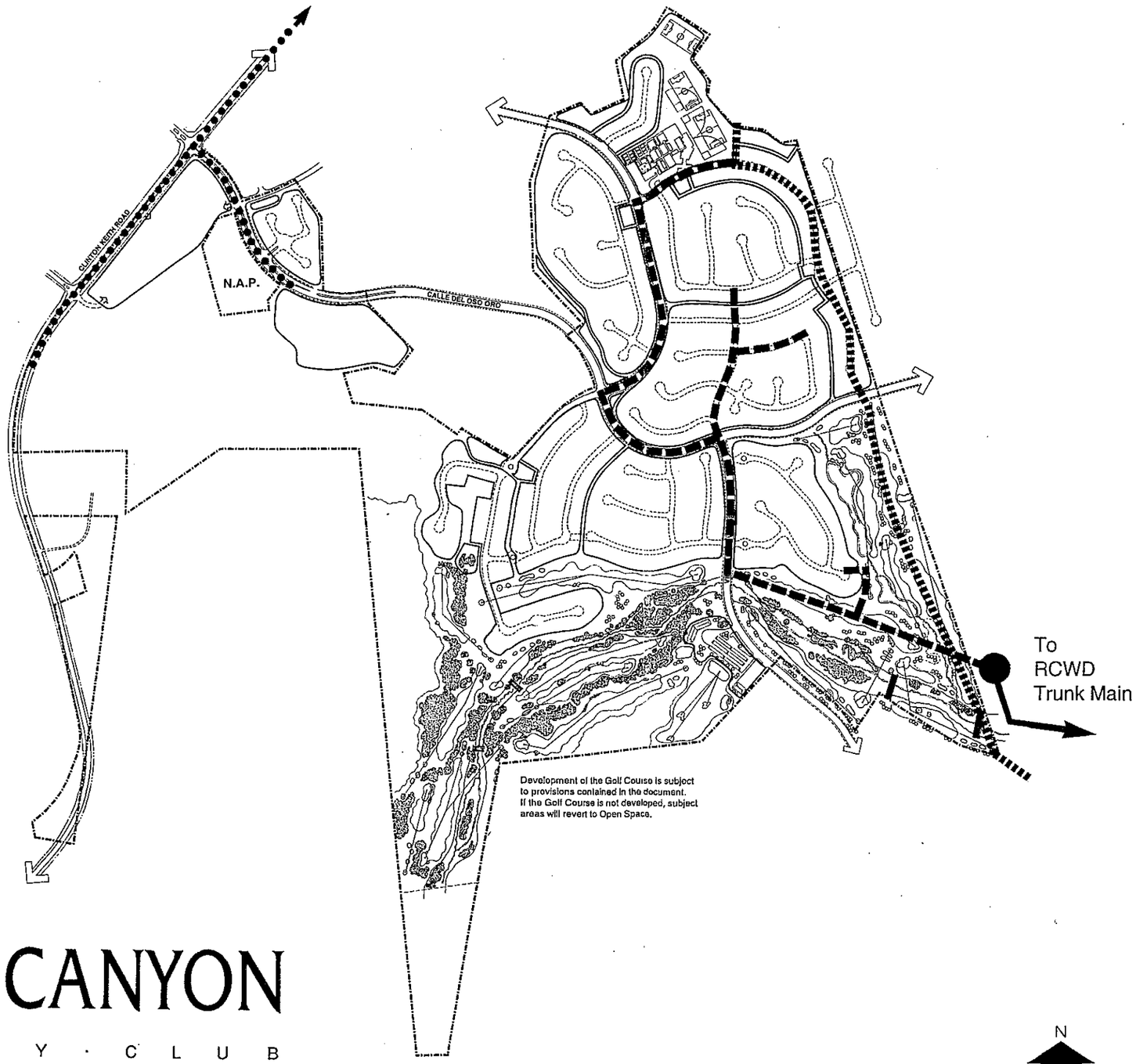
Existing and Proposed Water

- Existing Transmission Main
- Proposed Transmission Main
- Existing Domestic and Reclaimed Water Reservoir
- Existing Reclaimed Water Wet Weather Storage Reservoir

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

Exhibit No.: III-18

Prepared by Toadly Graphic



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C O U N T R Y · C L U B

SPECIFIC PLAN

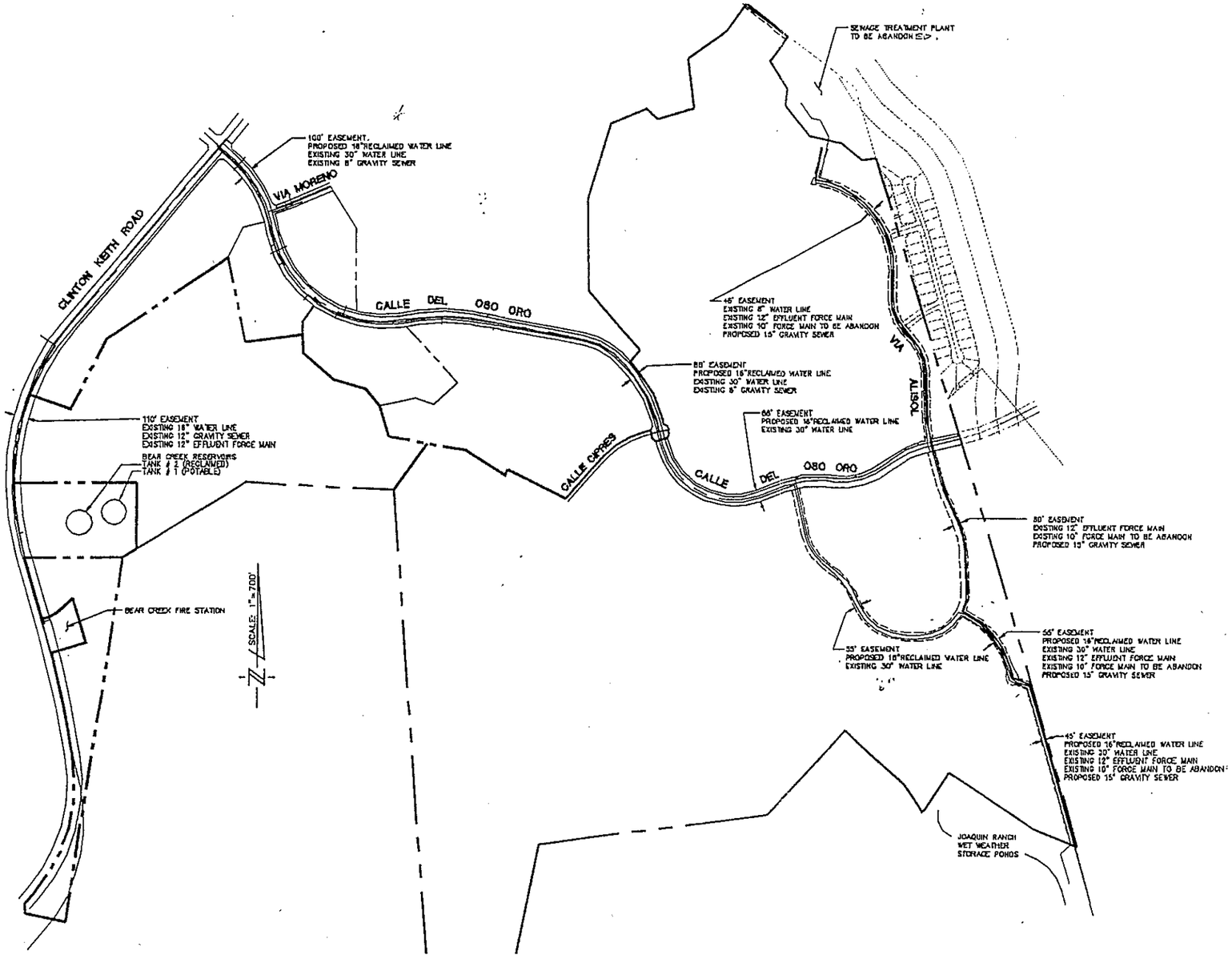
Existing and Proposed Sewer

- Existing Gravity Sewer
- Proposed Gravity Sewer
- Proposed Force Main
- Proposed Lift Station
- Proposed RCWD Gravity Sewer

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

Exhibit No.: III-19

Prepared by Toadly Graphic



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C O U N T R Y · C L U B

SPECIFIC PLAN

Off-Site Water and Sewer Improvements

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

Exhibit No.: III-20

Prepared by Toadly Graphic

The on-site sewer system will consist of two separate gravity systems. The northerly portion of the site, Planning Areas 1, 11 and 15, will gravity flow to an existing sewer in Clinton Keith Road. The remainder, and majority, of the site will gravity flow to a point near the site's southerly most corner, where a small lift station will convey effluent to an existing RCWD trunk main.

Exhibit III-20 depicts the vicinity's existing and proposed water and sewer systems. With respect to water, both domestic and reclaimed water service will be provided by RCWD via their existing domestic and reclaimed storage tanks located along the westerly periphery of the project site. All major on-site domestic water facilities and off-site lines are already in place, with minor "in-tract" facilities to be provided and financed by individual builders as the project develops. In terms of reclaimed water, all on-site facilities will need to be provided as shown on Exhibit III-20 and financed by the Copper Canyon project.

Sewer service to the site will also be provided by RCWD via a gravity line to be constructed along the easterly perimeter of Copper Canyon. While the project currently is adjoined by a RCWD treatment plant, this facility will be de-commissioned in favor of the consolidated treatment facility located downstream along Murrieta Creek. Certain on-site facilities, such as the 8-inch gravity sewer, already exist on-site, while "in-tract" improvements will be provided by individual builders as the project proceeds and is built out. The project will also be required to financially participate on a fair-share basis in the 15-inch sewer line along the site's easterly periphery. This 15-inch line ties into the existing RCWD trunk main southeasterly of the Copper Canyon site.

The on-site drainage water system will consist of a series of loop systems which tie into an existing thirty-six inch main that bisects the subject site in close proximity to the Calle Del Oso Oro alignment.

- Water and Sewer Standards

The following standards shall apply to all water and sewer improvements within the Copper Canyon Specific Plan.

- All water and sewer lines shall be placed underground.

- All lines will be designed to Rancho California Water District design standards and specifications.

- The infrastructure system will be installed to the requirements and specifications of the Riverside County Health Department.

- A Community Facilities District or Assessment District may be established to manage development of the regional level sewer improvements.

- The SP 128 Owner Participation Agreement will help finance water/sewer improvements.

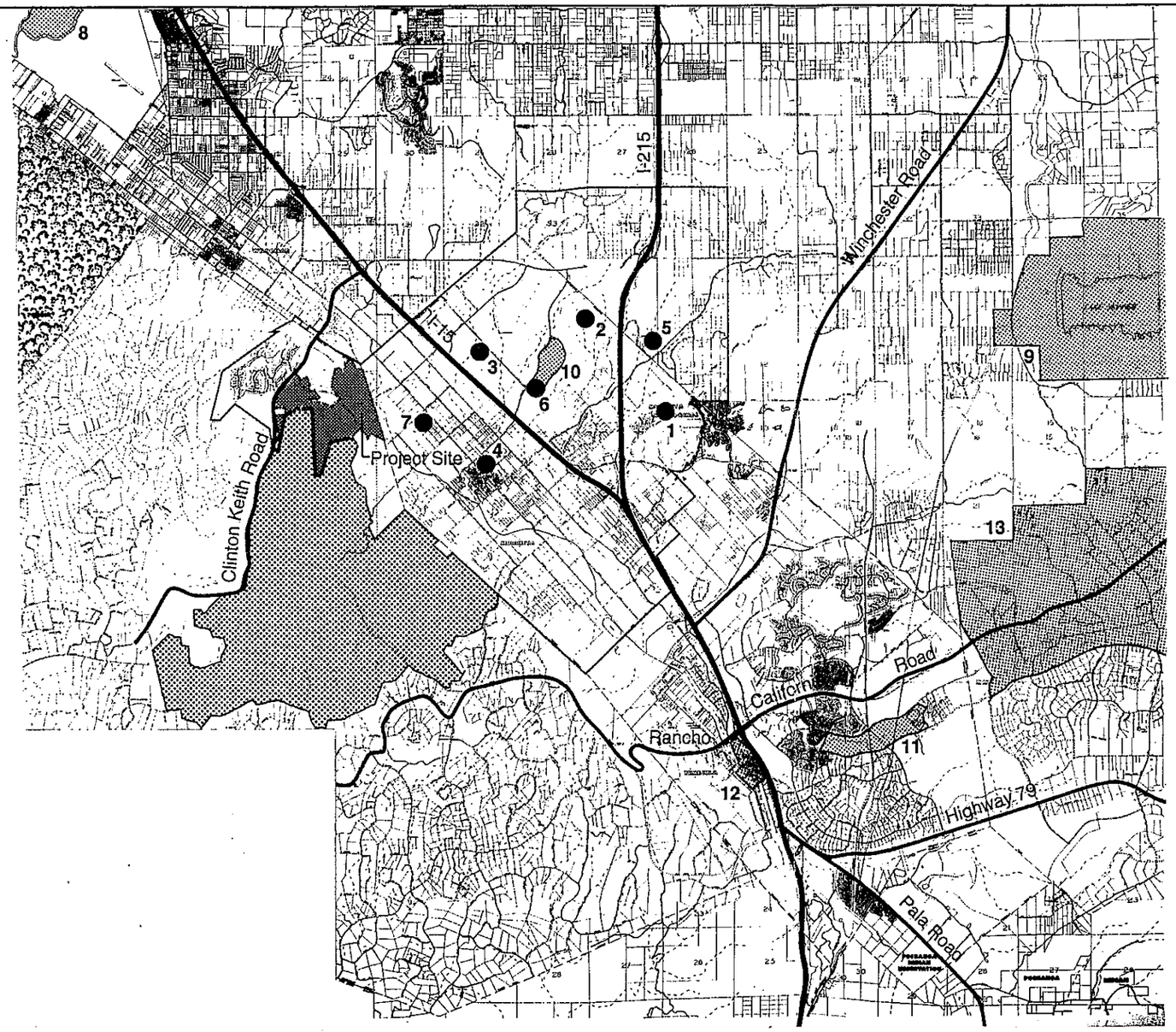
- Water and sewer facilities shall tie into and expand the Rancho California Water District's water and sewer master plan.

- User fees shall be paid to offset capacity related impacts at the development phase. The project will be required to contribute its fair share to the 15-inch gravity sewer which will serve the site.

4. Educational Facilities Plan and Standards

A 10 acre site has been set aside to accommodate the necessary elementary school facility for the Murrieta Valley Unified School District (MVUSD). This 10 acre site will fulfill the MVUSD school facilities criteria, as established by voluntary cooperative agreement between MVUSD and the project sponsor. The elementary school will provide sufficient capacity to accommodate the approximately 700 elementary school students generated by the Copper Canyon Specific Plan. Additionally, the school site will provide after hours and weekend recreational opportunities by leaving sports areas (basketball courts, tennis courts, baseball fields) open for students. This is in accordance with the current practice and policy of the MVUSD to create a sense of community. A 2.7 acre joint use park is also proposed adjoining the school site to further enhance after-hours recreation.

The locations of schools and other pertinent public facilities in the area is shown on Exhibit III-21.



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C O U N T R Y · C L U B

SPECIFIC PLAN

Not to Scale

Public Facility Locations

1 Alta Murrieta Elementary School

2 Avaxat Elementary School

3 E. Hale Curran Elementary School

4 Murrieta Elementary School

5 Rail Ranch Elementary School

6 Shivela Middle School

7 Murrieta Valley High School

8 Lake Elsinore State Park

9 Lake Skinner County Park

10 California Oaks Sports Park

11 Temecula High School and Sports Pa

12 Temecula Community Park and Old Town Temecula Historical Area

13 Temecula Wine Country

Cleveland National Forest

Santa Rosa Plateau Preserve

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

Exhibit No.: III-21

Prepared by Toadly Graphic

5. Comprehensive Maintenance Plan and Standards

The following discussion will be broken down into two (2) sections: Comprehensive Maintenance Plan and Comprehensive Maintenance Standards that shall be applied on a project wide basis.

- Comprehensive Maintenance Plan

  The plan shall delineate the agencies and organizations responsible for the maintenance of the following land use designation areas within the specific plan:

  Maintenance shall be the responsibility of the agencies and organizations listed below for each of the designated land use areas as follows:

  - Community Services District
    - Planning Areas 12, 13 and 14 (parks)
    - Planning Areas 15 (open space)
    - Fuel Modification Zones and Buffers
    - Project Monumentation
    - Project-wide Parkways and Medians
    - Major slopes and other open space features
    - Flood control basins (outside of golf course)
    - Street Sweeping
  - Rancho California Water District
    - Water lines
    - Sewer lines
  - Golf Course Operator
    - Golf Course and Related Facilities
    - Golf Course Buffers
    - Club House Complex
  - Homeowners' Association
    - Private Street (if any are developed)
    - Common area landscaping for planned unit development projects

- Comprehensive Maintenance Standards

  - Final division of maintenance responsibility shall be determined by agreement/annexation as deemed appropriate by the pertinent agency or organization and the project proponent/master developer through the implementing subdivision process.

  - Standards of maintenance for any adjacent areas maintained by a differing organization or agency shall be consistent with those delineated by the Community Services District.

  - The appropriate agency/organization shall be determined and prepared to commence maintenance prior to implementation of each designated land use as delineated in the Comprehensive Maintenance Plan.

6. Implementation and Administration

The Implementation and Administration subsection consists of a discussion of administrative entities which may be utilized to provide major infrastructure financing and project maintenance mechanisms.

- **Administrative Entities**

  - **<u>Community Facilities Districts (CFD)</u>**

    The Mello Roos Community Facilities Act (CFD) of 1982 was established to finance "the purchase, construction, expansion or rehabilitation of any real or other tangible property with an estimated useful life of five (5) years or longer". In addition, a CFD may be used to finance certain types of public services, including police and fire protection, recreational services, library services, park and open space maintenance and flood and storm protection. However, services supported must constitute an increase to the level of services available prior to the formation of the CFD.

    A CFD is typically initiated by written request of the Legislative Body or by petition signed by ten percent (10%) of prospective district's voters or landowners. Within ninety (90) days after written request or petition is submitted, the Legislative Body must adopt a Resolution of Intention (ROI)

setting public hearing within thirty (30) to sixty (60) days after the adoption of the ROI. The public hearing may be continued for up to thirty (30) days without special findings and up to six (6) months if special findings are made. The Legislative Body must then adopt a Resolution of Formation (ROF) at public hearings and then conduct an election by "qualified electors" within ninety (90) to one hundred-eighty (180) days following the public hearing. The election must then be validated by the court.

CFD's can finance almost any type of public improvement and is not limited to benefit assessment districts which provide direct and special benefit to specific local parcels. CFD improvements can include schools, fire stations, police stations, parks, libraries, major arterial roads, freeways, major sewer and water facility improvements, day-care centers, government administrative buildings, etc. Public improvements financed under program can be located outside of CFD.

Financial incentives are provided through the utilization of tax-exempt low interest rates, avoidance of construction loans, elimination of up-front payments for infrastructure and reduction in loan fees and down payment requirements. Landowners do not need to pass the cost of public improvements through to the buyer in the sales price as the landowner does not pay up-front cost for infrastructure. Homebuyers can take advantage of lower sales prices and annual special taxes which are lower than the potential increased mortgage payments associated with cost pass-throughs. Public Agencies can be assured of the availability of financing when it is needed instead of trying to play catch-up with the receipt of development fees. Lower special tax levels can be realized in the early years with the help of capitalized interest and other tax-spread techniques, making it easier for homebuyers to qualify for loans.

The project proponent may petition an appropriate local agency in order to create a CFD for the Copper Canyon Specific Plan area. The district may be planned to provide on-site infrastructure improvements including schools, roadways and utilities.

- **Community Service District**

  Community Service Districts (CSD's) are special districts established by the City to handle the administration and maintenance of public facilities including street lights, drainage, parks, parkways, medians and open space. At the option of the project proponent and City, a CSD may be utilized for maintenance of some or all of the facilities listed above. Funding for CSD activities will be included with annual property tax billings. An advantage of CSD funding is the large geographic base utilized to financially support administration of the service area. CSD funding can also be structured to assess particular areas in proportion to the level of benefits.

- **Homeowners Associations**

  A homeowners association shall be established concurrently with the recordation of the first implementing subdivision for any planned unit development or private, gated community.

- **Covenants, Conditions and Restrictions**

  Covenants, Conditions and Restrictions (CC&R's) will play a significant role in guiding project implementation with respect to architectural and landscaping control. CC&R's will reinforce the specific plan architectural and landscaping guidelines that will govern what can be built or planted within the project area. This may not be restricted to the review of building elevations but will include any associated items related to the overall appearance of structures such as antennas, walls and fences.

  The current property owner may establish CC&R's with authority over the architectural appearance of construction and landscaping within the project. This authority will be included as a condition of any sale which transfers ownership of all or part of Copper Canyon to other parties..

The CC&R's will play an important role in mitigation of project impacts in the following areas:

- Visual Impacts

  Portions of planning areas within viewshed or hillside areas shall be subject to the standards set herein.

- Mount Palomar Observatory

  CC&R's will prohibit the use of certain outdoor lighting to minimize light and glare impacts to Mount Palomar Observatory in accordance with the standards contained herein.

E. Planning Area Design and Development Standards

1. Planning Area 1

a. Description - Custom Lot (Zone RR-20)

Planning Area 1 is proposed for a low density, gated community of 15 single family estate lots, each generally being 108,900 square feet or larger in size. This planning area contains 12 acres with a targeted density of 0.4 dwelling units per acre, or a maximum of four (4) parcels, and is depicted in Exhibit No. III-22.

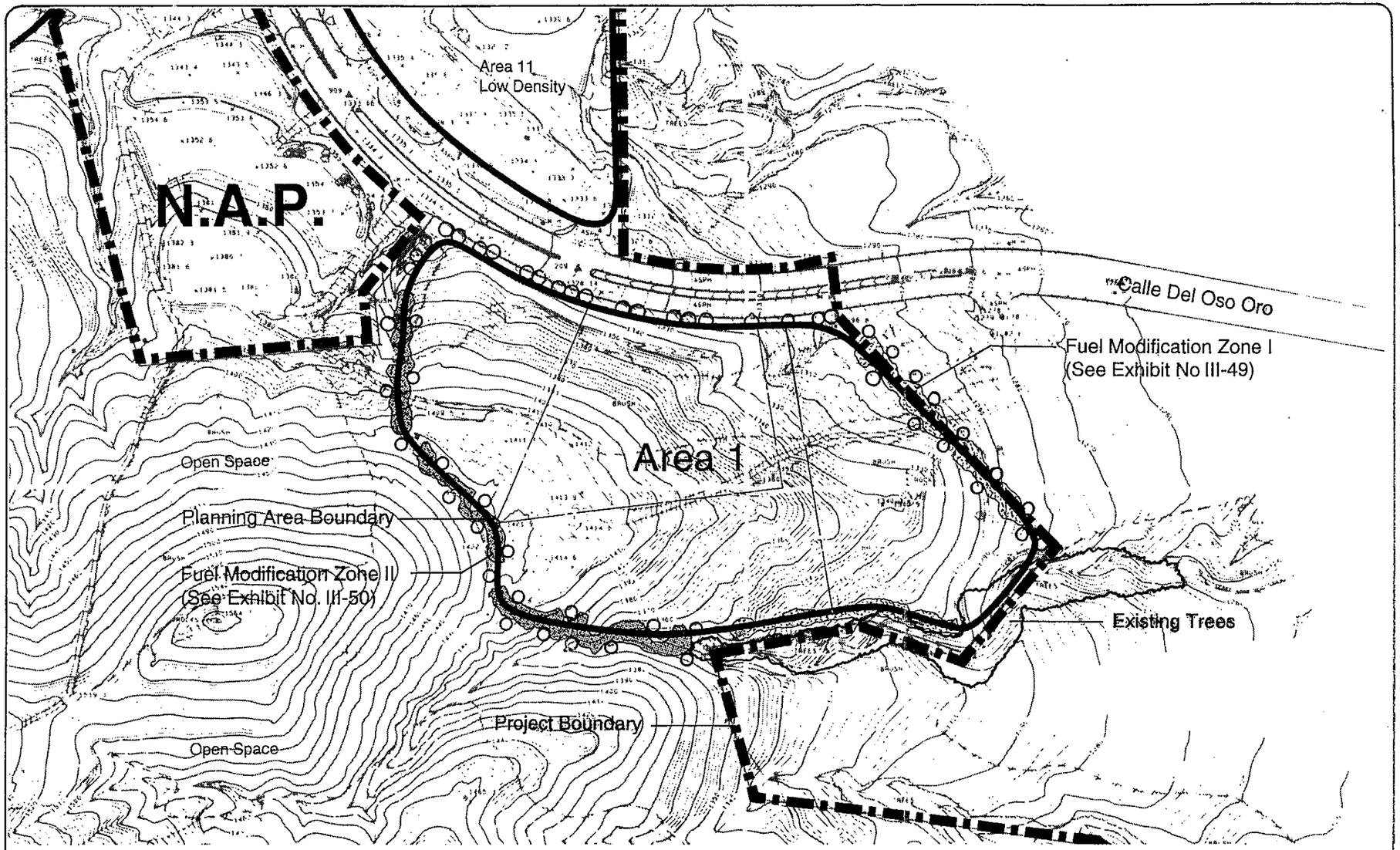
This Planning Area is the hilliest development area in the Specific Plan, and lends itself to custom lot sales and development with sweeping views of the Bear Creek Country Club, the Copper Canyon project and the Temecula-Murrieta Valley below. Development will be limited to the greatest extent feasible to an existing graded area.

Two neighborhood entry treatments will be provided which allow identification of the residential enclave and standard access to the custom home areas as depicted in Exhibit II-42. Community walls and fences and fuel modification landscaping will also be integral design elements of this enclave.

Grading will be strictly limited to what is necessary to accommodate a roadway and custom lot home sites. Perimeter fencing will be at the option of the individual home owner.

b. Design Features

- Two available points of vehicular access
- Two gated neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-49 and III-50



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C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 200'

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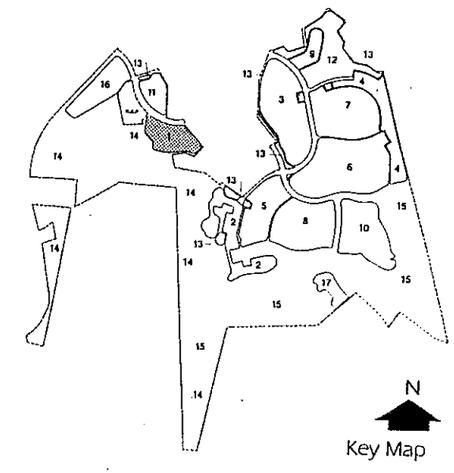
Planning Area 1



Area: 12.0 Ac.
Density: 0.1 - 0.4 DU / Ac
Dwelling Unit Range: 1- 4
Density: 0.4 DU / Ac
No. of DU's: 4

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

Exhibit No.: III-22

Prepared by Toadly Graphic

- Please refer to Section F of Chapter III for project-wide architectural guidelines

- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional uses allowed in the RR-20 zone apply to Planning Area 1. These are listed in Section 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 1 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- <u>Lot Specifications</u>

  - Minimum Lot Size: 108,900 square feet
    Minimum Avg. Lot Size: 2.5 acres

  - Minimum Lot Width: 80 feet
    Minimum Avg. Lot Width: 100 feet

  - Minimum Lot Depth: 150 feet

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

  - Lot Coverage: 50 percent maximum

  - Flag Lots are allowed when necessary to access desirable custom home sites. The minimum width of a flag lot stem shall be 20 feet.

- Required Yards:
  - Front: 20 feet
  - Interior Side: 15 feet
  - Corner Side: 15 feet
  - Rear: 20 feet
- Height Restrictions
  - Primary Building: 35 feet or 3 stories .
  - Accessory Structure: 15 feet

e. Implementing Approvals

- Prior to any residential development occurring within Planning Area 1, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

2. Planning Area 2

a. Description - Low Density Residential (Zone RS-10)

Planning Area 2, as illustrated in Exhibit No. III-23, is proposed for low density single family residential uses, generally with a minimum lot size of 10,000 square feet. Planning Area 2 contains 20.6 acres with a targeted density of 2.0 dwelling units per acre, and a total unit count of 41 dwellings under the "Golf Course Alternative," and 58 units on 24.0 acres under the "Mitigation Bank Alternative."

The design approach to this Planning Area is to create a very high quality and exclusive residential enclave with two gated entries, with the northerly entry point constituting the primary entry. Portions of the planning area are virtually surrounded by golf course frontage and/or open space, and where golf is absent, natural open space features and oak parks abound, providing a highly desirable living environment.

Fencing of this area will be in the form of a tubular steel/wire mesh combination to limit access by feral/stray dogs and cats and, in areas where golf course and other views are available, with three-rail fencing utilized to separate development from open space areas. Grading will be limited to the degree possible and will be contoured around the bases of the east-facing slope areas.

Further detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still providing proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis represents a conservative approach to this point.

b. Design Features

- Two points of vehicular access
- One formal neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-48 and III-50

Existing Trees

Neighborhood Entry
(See Exhibit No.III-42)

Fuel Modification Zone II
(See Exhibit No.III-50)

Project Boundary

Open Space - Oak Tree
Preservation

Note:
The County of Riverside is presently developing plans for an equestrian trail across this site. This trail will be incorporated into the final design plans for the project

Area 13
Oak Park

Dense Planting of California Wild Rose / Oak Understory Planting

Recreation Trail
(See Exhibit No. III-4)

Area 6
Low Density

Calle Del Oso Oro

Area 10
Oak Park

Dense Planting of California Wild Rose Oak Understory Planting

Area 2

Area 5
Low Density

Area 8
Low Density

Planning Area Boundary

Large Oak Tree To Be Retained

Area 15
Golf Course

17

18

16

11

10

12

13

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 300'

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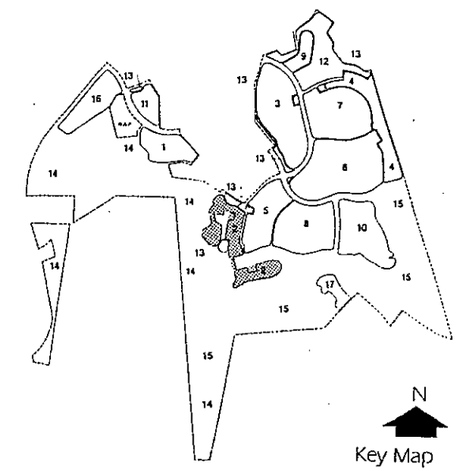
Planning Area 2



Area: 20.6 Ac
Density: 2.1 - 4.0 DU / Ac
Dwelling Unit Range: 47 - 90
Density: 2.0 DU / Ac
No. of DU's: 41

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

Exhibit No.: III-23

Prepared by Toadly Graphic

- Please refer to Section F of Chapter III for project-wide architectural guidelines

- Please refer to Section F of Chapter III for project-wide landscape guidelines

- Planting of California wild rose in oak tree understories for oak tree protection.

- Five foot berm along rear of lots facing Cole Canyon where lots are projecting within 100 feet of the Cole Creek banks and riparian area.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-10 zone apply to Planning Area 2 and are listed in Section 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 2 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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..

- Lot Specifications

  - Minimum Lot Size: 9,000 square feet
    Minimum Avg. Lot Size: 10,000 square feet

  - Minimum Lot Width: 70 feet
    Minimum Avg. lot Width: 75 feet

  - Minimum Lot Depth: 100 feet

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

- Lot Coverage: 50 percent maximum

- Required Yards
  - Front: 20 feet
  - Interior Side: 7.5 feet
  - Corner Side: 10 feet
  - Rear: 25 feet

- Height Restrictions
  - Primary Building: 35 feet or 3 stories
  - Accessory Structure: 15 feet

e. Additional Standards

Due to the planning area's location adjoining Cole Creek, the following additional standards shall apply:

- All buildings shall be located a minimum of 100 feet from the top of the bank of Cole Creek or riparian vegetation/wetland, whichever is greater. All parcels which back on to the Cole Creek Corridor shall be provided with five (5) foot high earthen berm at the rear property line.

- Golf Course hole number 11 shall be located a minimum of 100 feet from the top of the bank of Cole Creek or riparian vegetation/wetland, whichever is greater.

- CC&R's shall be established in conjunction with the subdivision of this area which:
  - Prohibit keeping of cats.
  - Limit the weight of dogs kept by residents to a maximum of 25 pounds.

- Backyard fencing shall be provided in a manner which prevents access, in or out, to all mammal species.

- Prohibit domestic animals in the adjoining open space area.

- A ten (10) foot wide easement for a two to three foot wide walking nature trail shall be provided on the northwesterly perimeter of this Planning Area, to connect to the County Equestrian Trail and to a 10 foot wide trial easement along upper Cole Creek for nature education.

f. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

3. Planning Area 3

a. Description - Low Density Residential (Zone RS-7.2)

Planning Area 3 is proposed for single family residential development, generally with a minimum lot size of 7,200 square feet. Planning Area 3 contains 32.4 acres with a target density of 3.0 dwelling units per acre. As depicted in Exhibit No. III-24 Planning Area 3 provides for a total of 98 dwelling units.

This Planning Area is designed to create a sense of neighborhood by limiting external vehicular access to two short stub streets which connect to Via Moreno, an unloaded collector roadway. Each entry point will be highlighted by a neighborhood entry feature, as illustrated in Exhibit III-42, with a secondary community entry placed at the project entry where it abuts this planning area along Via Moreno. A small oak park highlights the neighborhood's northerly entry.

Local streets are limited to short cul-de-sacs to convey a sense of privacy and low volumes of local traffic. The westerly boundary will be formed by the recreational trail, which will be separated by a three-rail wooden fence. Fencing treatments along the exterior street boundaries will utilize a block wall.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-45
- Two neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

- Planting of California wild rose in oak tree understories for oak tree protection.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-7.2 zone apply to Planning Area 3 and are listed in Section 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements for Planning Area 3 are found in Section 7.4 B of the above referenced District Regulations.

d. Property Development Standards

The property development standards for Planning Area 3 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

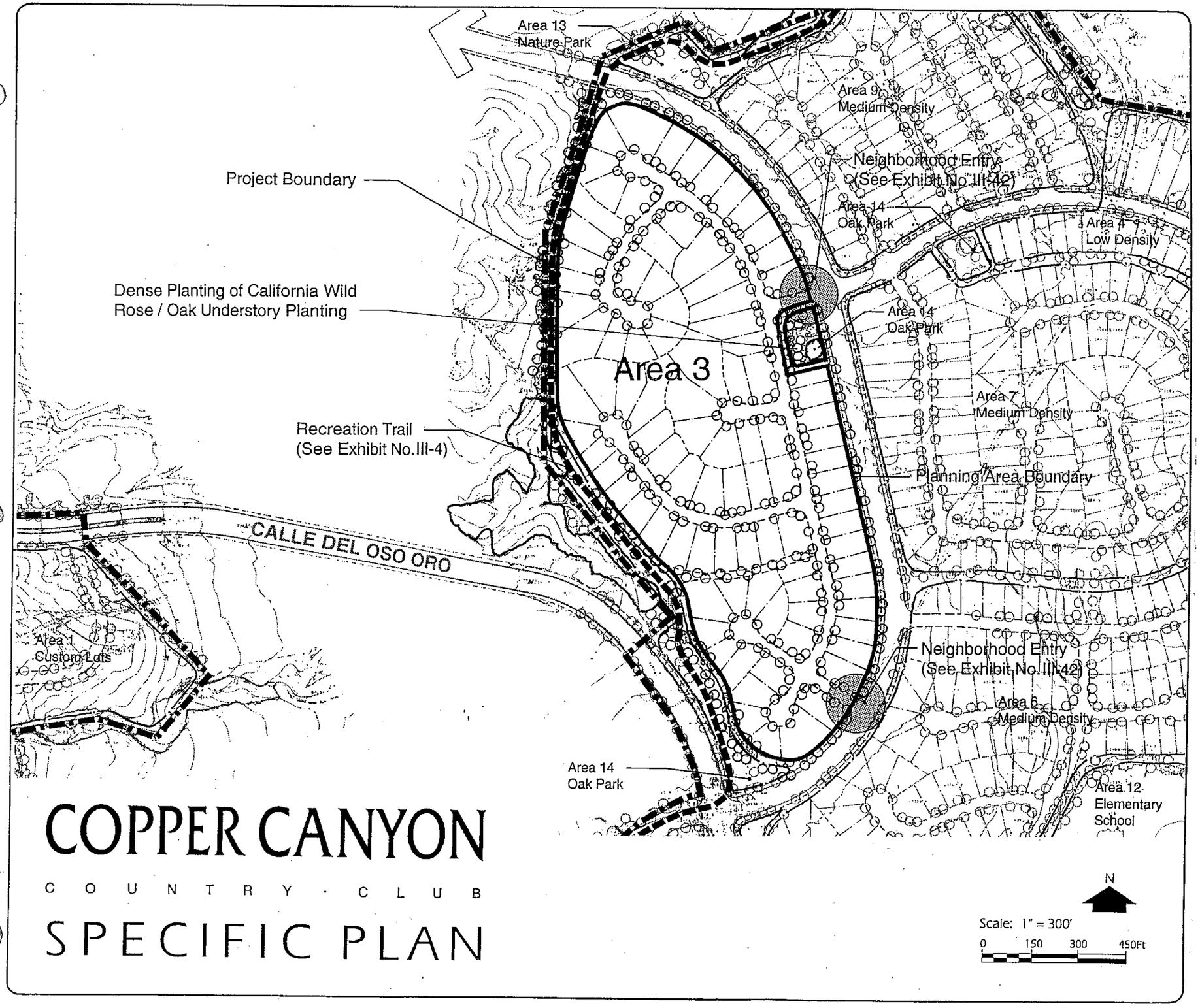
- Lot Specifications
  - Minimum Lot Size: 6,500 square feet
    Minimum Avg. Lot Size: 7,200 square feet
  - Minimum Lot Width: 55 feet
    Minimum Avg. Lot Width: 60 feet
  - Minimum Lot Depth: 90 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Maximum Lot Coverage: 50%
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 15 feet
  - Interior Side: 5 feet

- Corner Side: 10 feet
- Rear: 15 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Structure: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

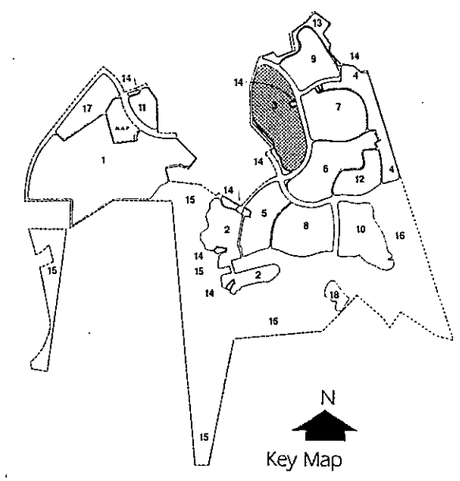


COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Planning Area 3



Area: 32.4 Ac.
Density: 2.1 - 4.0 DU / Ac
Dwelling Unit Range: 62 - 118
Density: 3.2 DU / Ac
No. of DU's: 105

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

Exhibit No.: III-24

Prepared by Toadly Graphic

4. Planning Area 4

a. Description - Low Density Residential (Zone RS-6)

Planning Area 4 is proposed for single family residential development with a minimum lot size of 6,000 square feet. Lots within this planning area range from 6,000 to 30,000 s.f. and average approximately 7,400 s.f. Planning Area 4 contains 18.0 acres with a targeted density of 4.6 dwelling units per acre and a total of 68 dwelling units. (See Exhibit III-25).

This Planning Area will entail the development of production single family dwellings, many of which will have views of the Murrieta Creek Corridor which they back up to. While a landscaped buffer will be established along the northeasterly perimeter of this Planning Area to create a compatible transition to the wastewater treatment plant which exists at this location, it is projected that this facility will be de-commissioned in the next few years.

A neighborhood entry feature consistent with Exhibit III-42 will be developed at the neighborhood's southerly point and entry off Calle De Oso Oro. The southerly-most parcels in this area will adjoin the joint use school/park. Community fencing around the planning area will be largely in the form of a tubular steel/wire mesh combination view fence.

More detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still affording proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis to this point represents a conservative approach.

b. Design Features

- Three points of vehicular access
- One Neighborhood Entry, see Exhibit III-42
- Public Streets, see Exhibit III-45
- Sewer Treatment Plant Buffer, see Exhibit III-43

Area 12
Community Park /
Elementary School

Sewage Treatment Plant Buffer
(See Exhibit No. III-43)

Area 4

Planning Area Boundary

Area 13
Oak Park

Area 3
Low Density

Project Boundary

Area 7
Low Density

Recreation Trail
(See Exhibit No. III-4)

Dense Planting of California Wild
Rose / Oak Understory Planting

Area 13
Oak Park

Secondary Community Entry
(See Exhibit No. III-41)

Area 6
Low Density

Area 15
Golf Course

N

Scale: 1" = 300'

0 150 300 450Ft

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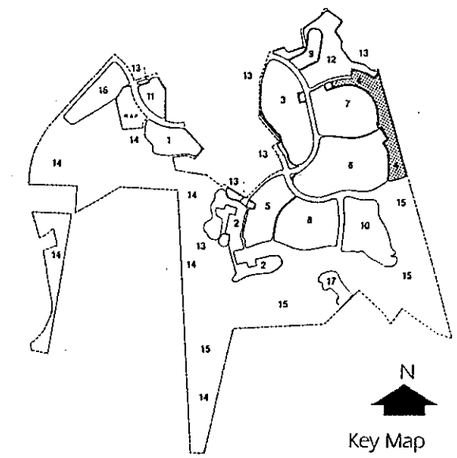
C O U N T R Y · C L U B

SPECIFIC PLAN

Planning Area 4



Area: 18.0 Ac.
Density: 3.9 - 6.0 DU / Ac.
Dwelling Unit Range: 70 - 110
Density: 3.8 DU / Ac
No. of DU's: 68

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

Exhibit No.: III-25

Prepared by Toadly Graphic

- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Planting of California wild rose in oak tree understories for oak tree protection.
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 4 and are described in Section 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements for Planning Area 4 are found in Section 7.4 B of the above referenced District Regulations.

d. Property Development Standards

The property development standards for Planning Area 4 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (Excludes side and rear slopes): 6,000 s.q. feet
  - Minimum Lot Width: 55 feet
  - Minimum Lot Depth: 80 feet

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

- Required Yards

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

  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet

  - Rear: 10 feet

- Height Restrictions

  - Primary Building: 30 feet or 2 stories

  - Accessory Building: 15 feet

- Additional Standards

  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

5. Planning Area 5

a. Description - Low Density Residential (Zone RS-6)

Planning Area 5 is proposed for single family residential development with a minimum lot size of 6,000 square feet. Lots within this planning area range from 6,000 to 16,000 s.f. and average approximately 7,400 s.f. Planning Area 5 contains 18.2 acres with a targeted density of 4.3 dwelling units per acre and a total of 78 dwelling units. (See Exhibit III-26).

Located at the core of Copper Canyon's residential community, this neighborhood is expected to facilitate quality move-up dwellings for families, with a diversity of lot sizes and exposure to the Copper Canyon Golf Course. The neighborhood features two entry treatments off of Calle De Oso Oro as illustrated in Exhibit III-42.

Fencing around the perimeter of this Planning Area will include tubular steel/wire mesh combination where views exist, and a block wall along Calle Del Oso Oro.

b. Design Features

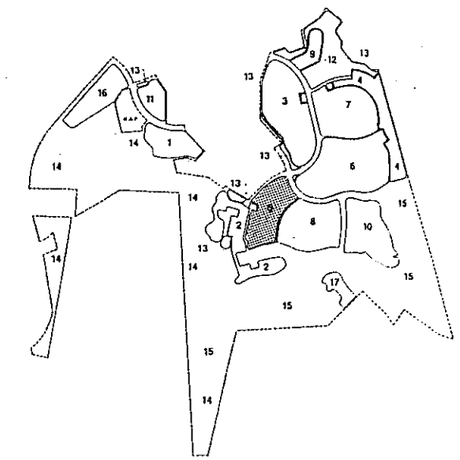
- Two points of vehicular access
- Public Streets, see Exhibit III-44
- Two neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines
- Planting of California wild rose in oak tree understories for oak tree protection.

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Planning Area 5



Area: 18.2 Ac.
Density: 3.9 - 6.0 DU / Ac
Dwelling Unit Range: 71 - 105
Density: 4.3 DU / Ac
No. of DU's: 78

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

Exhibit No.: III-26

Prepared by Toadly Graphic

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 5 and are described in Section 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements for Planning Area 5 are found in Section 7.4 B of the above referenced District Regulations.

d. Property Development Standards

The property development standards for Planning Area 4 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (Excludes side and rear slopes): 6,000 sq. feet
  - Minimum Lot Width: 55 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
  - Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

6. Planning Area 6

a. Description - Medium Density Residential (Zone RS-6)

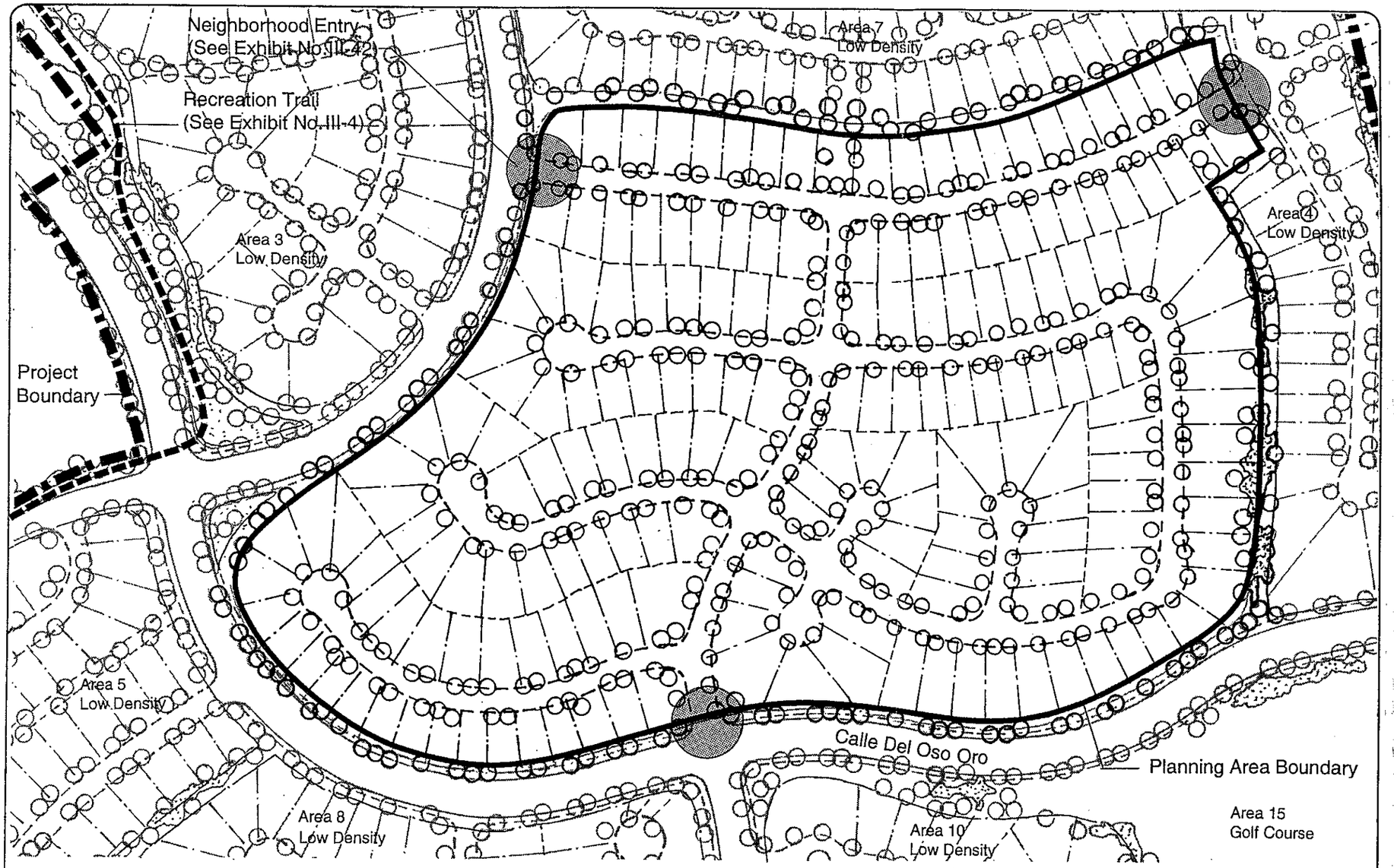
Planning Area 6 is proposed for medium density single family residential uses with a minimum lot and pad size of 5,000 square feet. Lots within this planning area range from 5,000 to 14,000 s.f. and shall average at least 6,000 square feet. Planning Area 6 contains 38.6 acres with a targeted density of 5.2 dwelling units per acre and a total of 177 dwelling units. This Planning Area is graphically described in Exhibit No. III-27.

This Planning Area features an entry treatment off of Calle De Oso Oro consistent with Exhibit III-42 and has been designed in a manner where all lots front on short cul-de-sacs, in order to convey an atmosphere of privacy and tranquility, with limited vehicular traffic. The easterly-most lots in this area will adjoin the joint use school/ park site.

Fencing around the perimeter of this Planning Area will include tubular steel where views are available and a block wall along the Calle De Oso Oro and Via Moreno frontages.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines



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C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 200'

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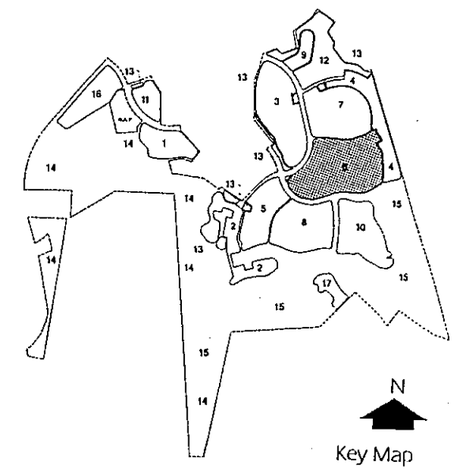
Planning Area 6



Area: 38.6 Ac.
Density: 4.1 - 6.0 DU / Ac
Dwelling Unit Range: 158 - 232
Density: 4.6 DU / Ac
No. of DU's: 177

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

Exhibit No.: III-27

Prepared by Teadly Graphic

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 6 and are described in Section 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 6 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet

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

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

7. Planning Area 7

a. Description - Medium Density Residential (Zone RS-6)

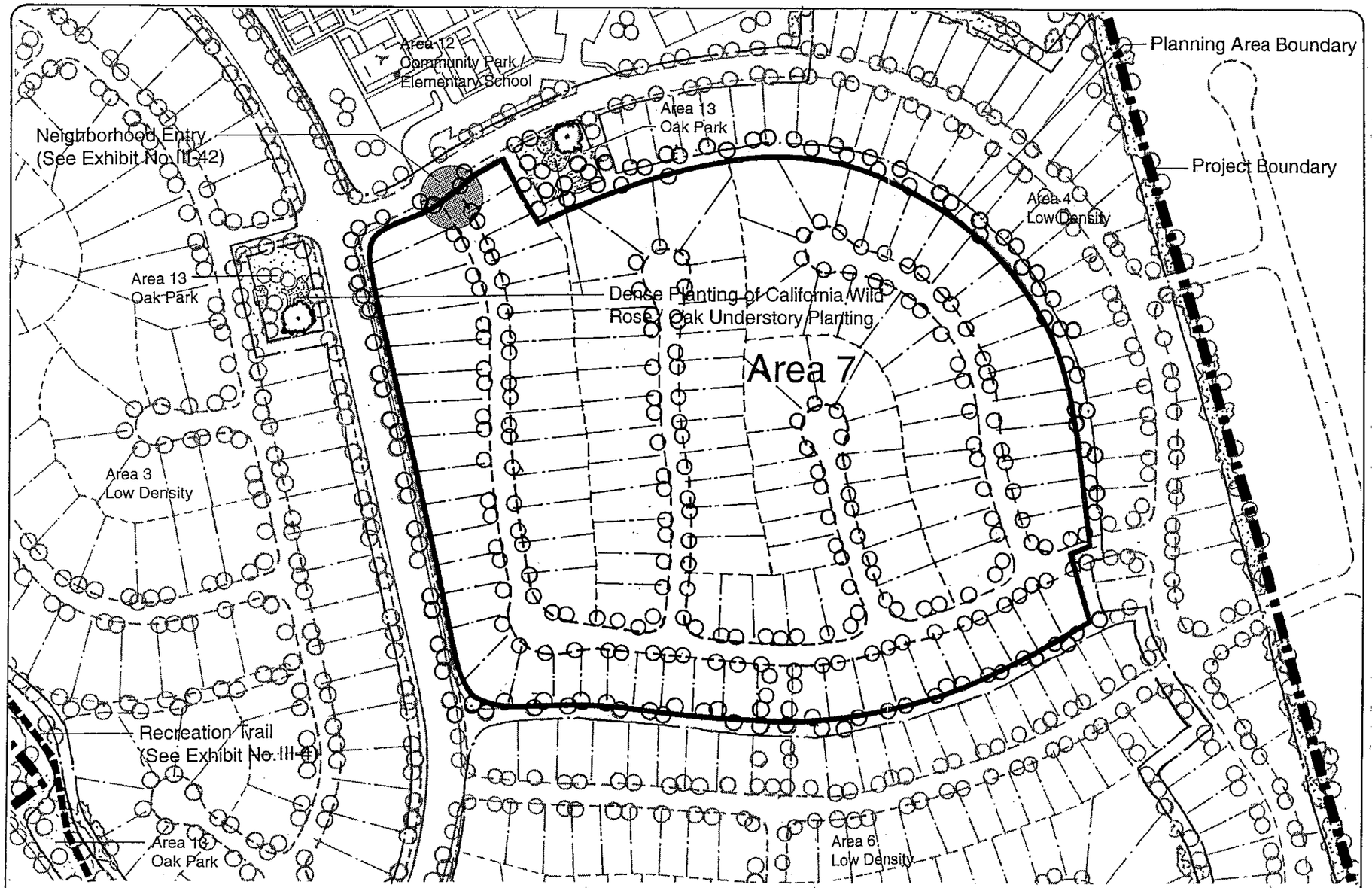
Planning Area 7 is proposed for medium density single family residential uses with a minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 16,000 s.f. and average approximately 6,800 s.f., with a requirement for a minimum lot size of 6,000 square feet for this Planning Area. Planning Area 7 contains 24.6 acres with a targeted density of 4.8 dwelling units per acre and a total of 118 dwelling units. This Planning Area is graphically described in Exhibit No. III-28.

This Planning Area has been designed with the use of cul-de-sacs and limited access to convey a sense of neighborhood privacy. A neighborhood entry feature consistent with Exhibit III-42 has been provided for at the enclave's entry from Via Moreno.

Fencing for the perimeter of this Planning Area will include tubular steel fencing where views are prevalent and a solid block wall along Via Moreno.

b. Design Features

- Three points of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines



COPPER CANYON

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SPECIFIC PLAN

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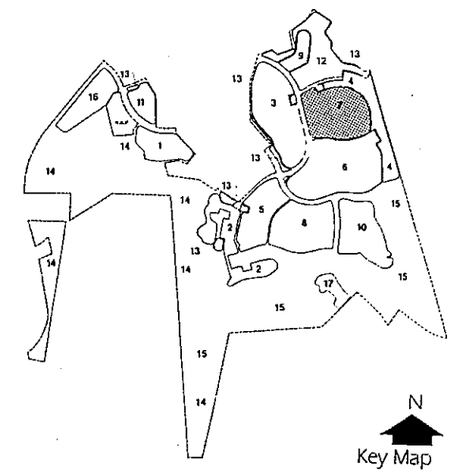
Planning Area 7



Area: 24.6 Ac.
Density: 4.1 - 6.0 DU / Ac
Dwelling Unit Range: 97 - 142
Density: 4.8 DU / Ac
No. of DU's: 118

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

Exhibit No.: III-28

Prepared by Toadly Graphic

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 7 and are described in Section 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 7 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

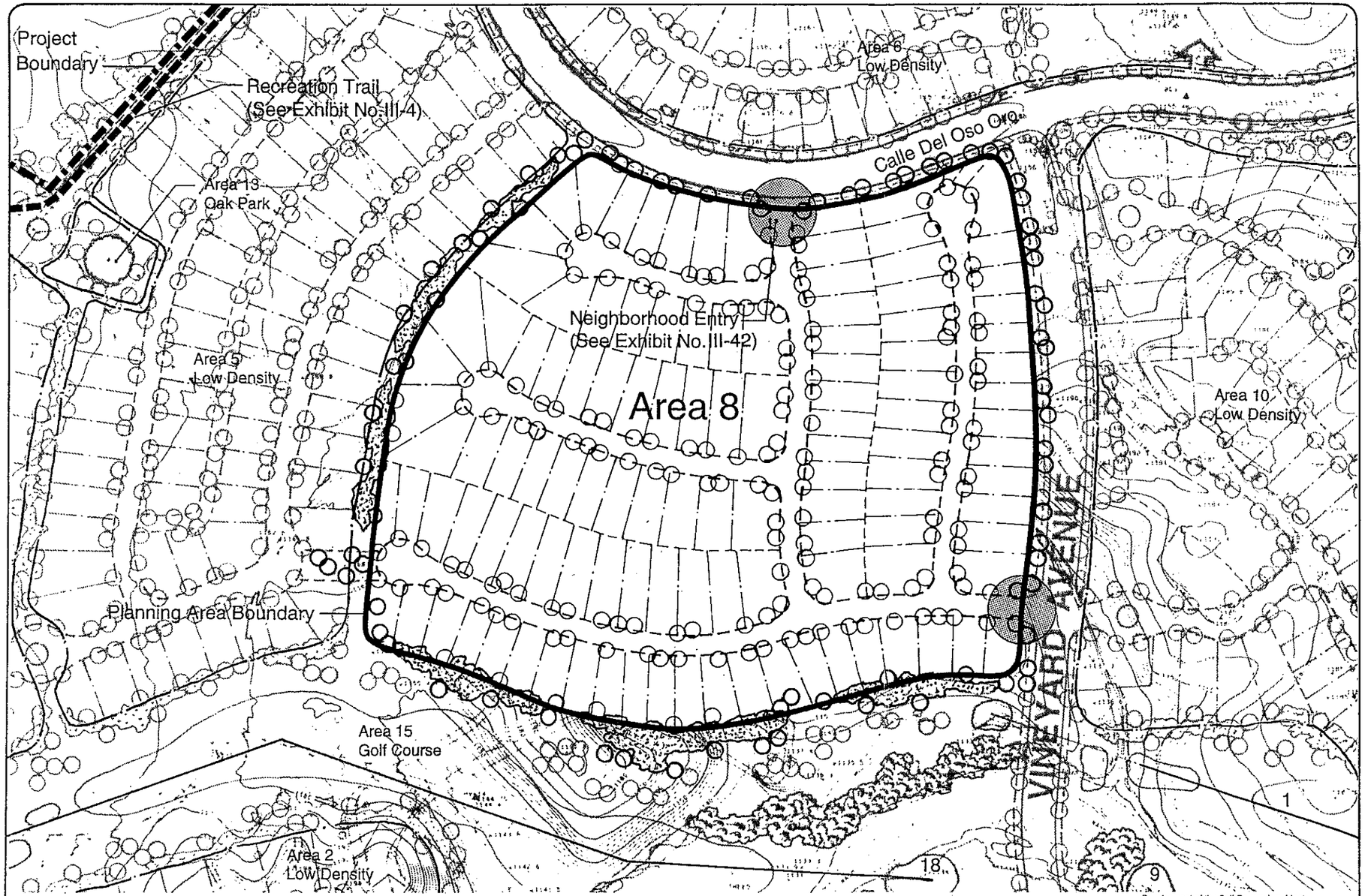
- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet

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

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.



Development of the Golf Course is subject to provisions contained in the document. If the Golf Course is not developed, subject areas will revert to Open Space.

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 200'

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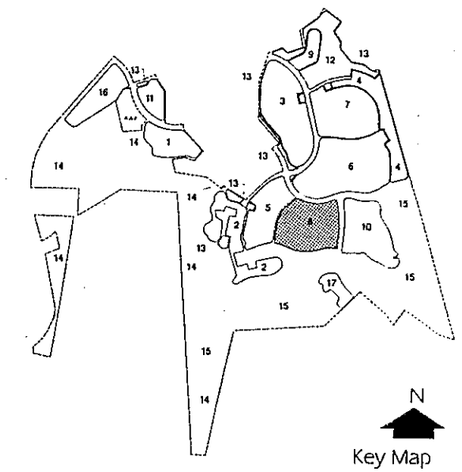
Planning Area 8



Area: 23.4 Ac.
Density: 4.1 - 6.0 DU / Ac
Dwelling Unit Range: 98 - 143
Density: 4.8 DU / Ac
No. of DU's: 112

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

Exhibit No.: III-29

Prepared by Tandy Graphic

8. Planning Area 8

a. Description - Medium Density Residential (Zone RS-6)

Planning Area 8 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 14,000 s.f. and average approximately 6,500 s.f., with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area. Planning Area 8 contains 23.4 acres with a targeted density of 4.8 dwelling units per acre and a total maximum of 112 dwelling units. This Planning Area is graphically described in Exhibit No. III-29.

This neighborhood features the exclusive use of cul-de-sacs for local circulation, with access to the enclave from Calle De Oso Oro and from Vineyard Avenue. Neighborhood entries consistent with Exhibit III-42 will be provided at the entry points. The southerly tier of lots in this Planning Area will back up to, and enjoy views of, the Copper Canyon Golf Course.

Fencing treatments for the exterior of this Planning Area will include tubular steel view fencing along the golf course frontage and a solid block wall along Vineyard Avenue and Calle De Oso Oro.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-45
- Two neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 8 and are described in Section 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 8 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet.
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet

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

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

9. Planning Area 9

a. Description - Medium Density Residential (Zone RS-6)

Planning Area 9 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 13,000 s.f. and average approximately 6,500 s.f., with a requirement for a minimum lot size of 6,000 square feet for this Planning Area. Planning Area 9 contains 5.8 acres with a targeted density of 4.8 dwelling units per acre and a total of 28 dwelling units. This Planning Area is graphically described in Exhibit No. III-30.

This Planning Area is designed as one cul-de-sac street which provide a sense of neighborhood and privacy. planning area perimeters of this enclave include the project's recreational trail and joint use community park and school site. An entry treatment consistent with Exhibit III-42 is provided for at the neighborhood's entry from Via Moreno.

Fencing around the perimeter of this Planning Area will include a solid wall along Via Moreno, and a tubular steel view fence around the remainder of the enclave.

b. Design Features

- One point of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-51
- Please refer to Section F of Chapter III for project-wide architectural guidelines

Recreation Trail
(See Exhibit No.III-4)

Project Boundary

Existing Trees

Planning Area Boundary

Secondary Community Entry
(See Exhibit No.III-41)

Neighborhood Entry
(See Exhibit No. III-42)

Area 9

Area 12
Community Park /
Elementary School

Area 4
Low Density

Area 3
Low Density

Area 1
Park

Area 7
Low Density

COPPER CANYON

C O U N T R Y · C L U B

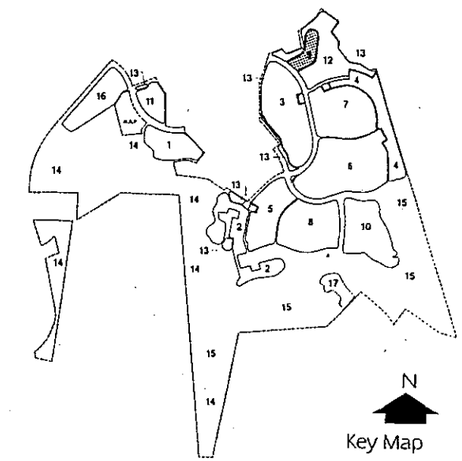
SPECIFIC PLAN

N

Scale: 1" = 200'

0 100 200 300Ft

Planning Area 9



Area: 5.8 Ac.
Density: 4.1 - 6.0 DU / Ac
Dwelling Unit Range: 39 - 58
Density: 4.8 DU / Ac
No. of DU's: 28

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

Exhibit No.: III-30

Prepared by Toadly Graphic

- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 9 and are described in Section 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 9 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet.
- Required Yards

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

- Side (Interior): 5 feet
  Side (Corner Lot): 7.5 feet

- Rear: 10 feet

- Height Restrictions

  - Primary Building: 30 feet or 2 stories

  - Accessory Building: 15 feet

- Additional Standards

  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

10. Planning Area 10

a. Description - Medium Density Residential (Zone RS-6)

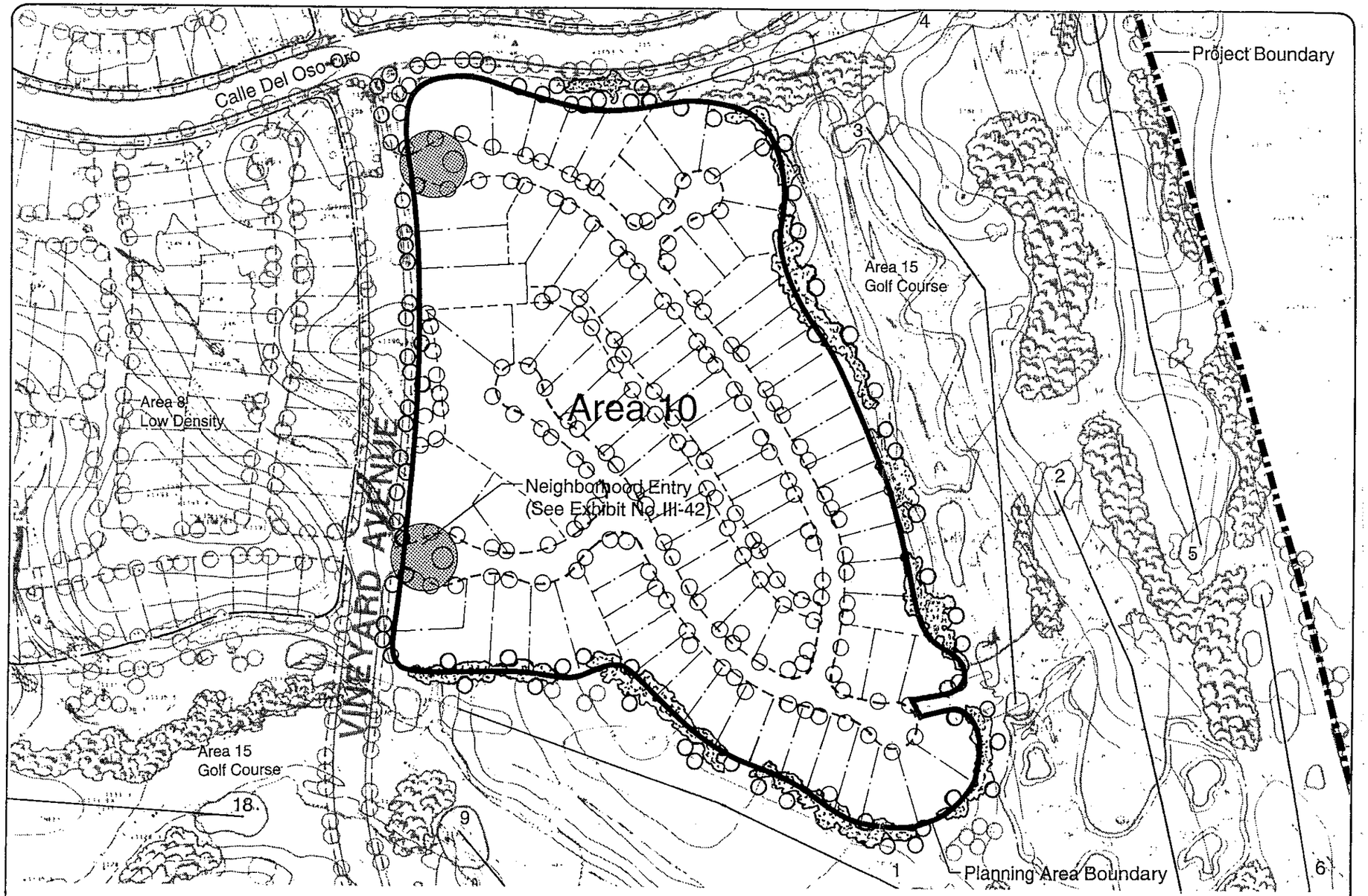
Planning Area 10 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 17,000 s.f. and average approximately 6,200 s.f., with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area. Under the "Golf Course Alternative," Planning Area 10 contains a maximum of 20.7 acres with a targeted density of 4.2 dwelling units per acre and a total of 87 dwelling units. Under the "Mitigation Bank Alternative," the Planning Area provides for 92 dwelling units on 24.0 acres, with a density of 3.8 du/ac. This Planning Area is graphically described in Exhibit No. III-31.

Located southeasterly of the intersection of Calle De Oso Oro and Vineyard Avenue, and accessible with two embellished entries via Vineyard Avenue (see Exhibit III-42), this Planning Area is bounded on three sides by the Copper Canyon Golf Course. Approximately one-half of the lots in this area will have direct frontage along the golf course, with very desirable views. The internal street system utilizes cul-de-sacs to degree feasible to entrance privacy and tranquility.

Fencing treatments for this Planning Area will include tubular steel view fencing along the area's extensive golf course/open space frontage and a solid wall along Vineyard Avenue.

b. Design Features

- Two points of vehicular access
- Two gated neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines



Development of the Golf Course is subject to provisions contained in the document. If the Golf Course is not developed, subject areas will revert to Open Space.

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 200'

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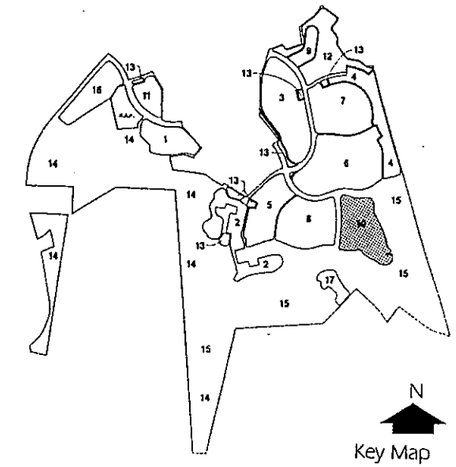
Planning Area 10



Area: 20.7 Ac.
Density: 4.1 - 6.0 DU / Ac
Dwelling Unit Range: 86 - 126
Density: 4.2 DU / Ac
No. of DU's: 87

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

Exhibit No.: III-31

Prepared by Toadly Graphic

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 10 and are described in Section 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 10 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet

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

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

10A. Planning Area 10A

a. Description - Medium Density Residential (Zone RS-6)

Planning Area 10A, as illustrated in Exhibit No. III-32, is proposed for medium density single family residential uses, with a minimum lot size of 7,200 square feet and would be implemented under the Mitigation Bank Iteration where it would occupy former golf course area. Planning Area 10A contains 17.0 acres with a targeted density of 3.3 dwelling units per acre, and a total unit count of 56 dwellings.

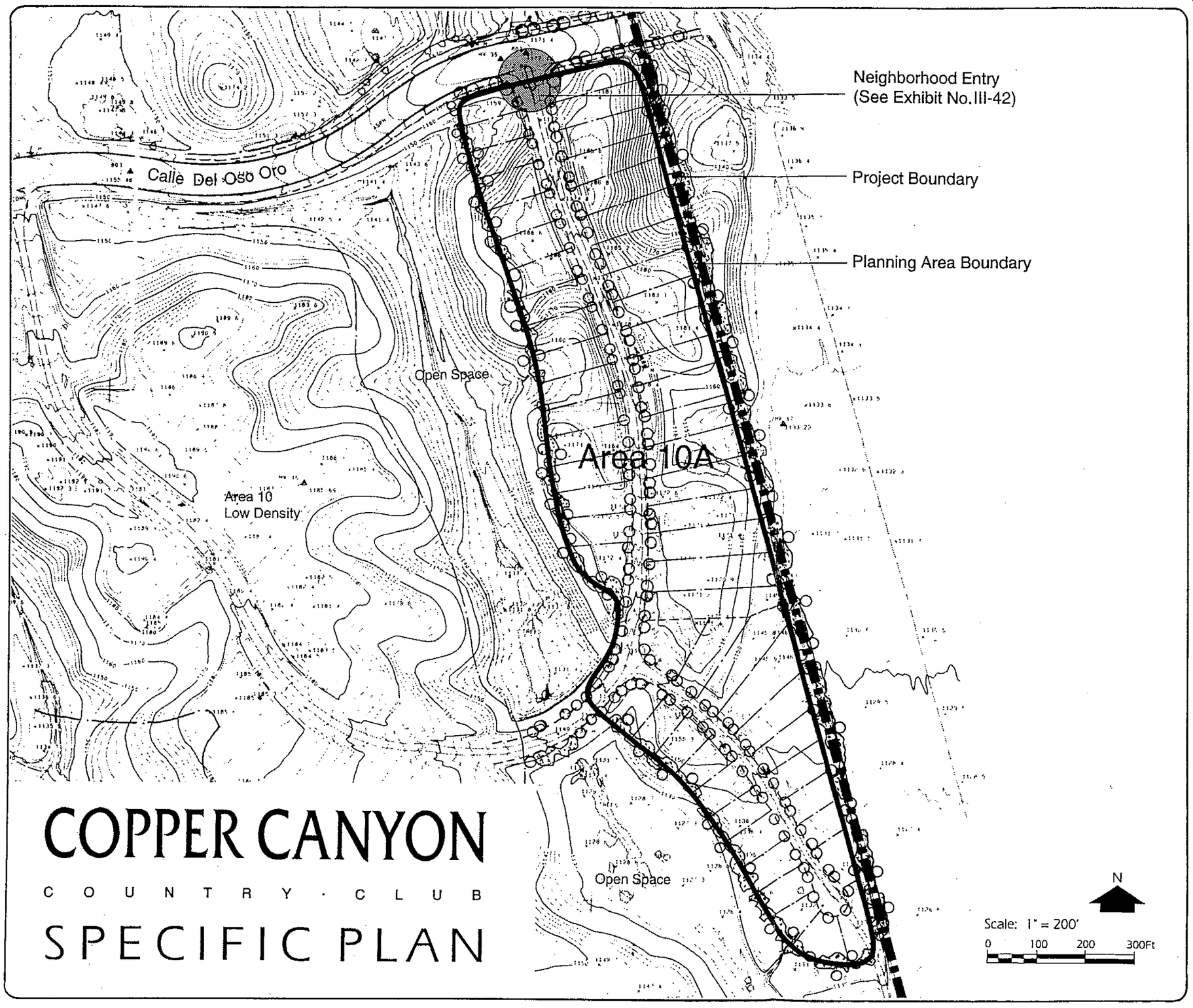
The design approach to this Planning Area is to create a very high quality and exclusive residential enclave with the possibility for two gated entries, with the northerly entry point constituting the primary entry. Portions of the planning area are virtually surrounded by open space frontage providing a highly desirable living environment.

Fencing of this area will be in the form of a tubular steel/wire mesh combination to limit access by feral/stray dogs and cats and, in areas where golf course and other views are available, with three-rail fencing utilized to separate development from open space areas. Grading will be limited to the degree possible and will be contoured around the bases of the east-facing slope areas.

Further detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still providing proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis represents a conservative approach to this point.

b. Design Features

- Two points of vehicular access
- One formal neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-48 and III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines

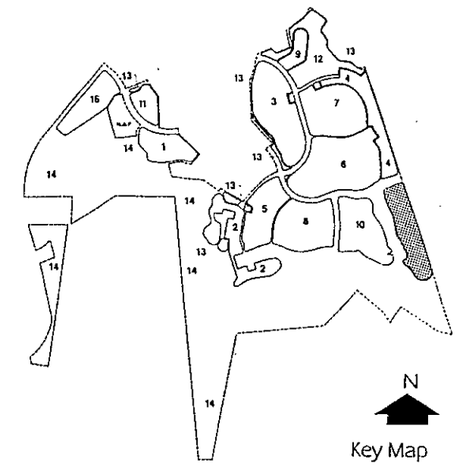


COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Planning Area 10A



Area: 17.0 Ac.
Density: 2.1 - 4.0 DU / Ac.
Dwelling Unit Range: 36 - 68
Density: 3.3 DU / Ac.
No. of DU's: 56

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

Exhibit No.:III-32

Graphics Prepared by Tandy Graphic

- Please refer to Section F of Chapter III for project-wide landscape guidelines

- Planting of California wild rose in oak tree understories for oak tree protection.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 2 and are listed in Section 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 2 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 7,200 square feet
  - Minimum Lot Width: 60 feet
  - Minimum Lot Depth: 100 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Lot Coverage: 50 percent maximum
- Required Yards
  - Front: 20 feet
  - Interior Side: 7.5 feet

- Corner Side: 10 feet
- Rear: 15 feet

- Height Restrictions
  - Primary Building: 35 feet or 3 stories
  - Accessory Structure: 15 feet

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

11. Planning Area 11

a. Description - Medium Density Residential (Zone RS-6)

Planning Area 11 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 17,000 s.f. and average approximately 6,200 s.f., with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area. Planning Area 11 contains a maximum of 7.8 acres with a targeted density of 3.6 dwelling units per acre and a total of 28 dwelling units. This Planning Area is graphically described in Exhibit No. III-33.

Fencing treatments for this Planning Area will include tubular steel view fencing along the area's extensive oak woodland.

b. Design Features

- Two points of vehicular access
- Two gated neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 10 and are described in Section 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.

Area 13
Oak Park

Dense Planting of California Wild Rose / Oak Understory Planting

Project Boundary

Planning Area Boundary

Area 16
Neighborhood Commercial

Area 11

Existing Tree

N.A.P.

Neighborhood Entry
(See Exhibit No. III-42)

Calle Del Oso Oro

Area 1
Custom Lots

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 150'

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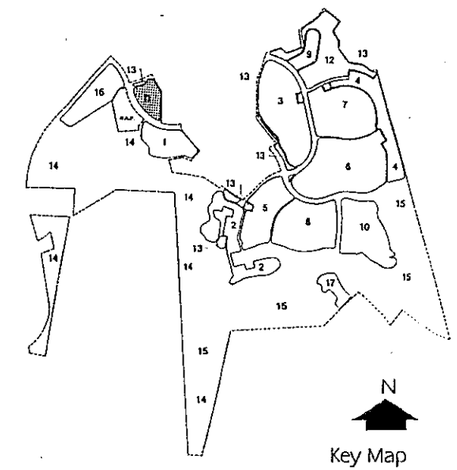
Planning Area 11



Area: 7.8 Ac.
Density: 3.8 - 6.0 DU / Ac
Dwelling Unit Range: 30 - 47
Density: 3.6 DU / Ac
No. of DU's: 28

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

Exhibit No.: III-33

Prepared by Toadly Graphic

d. Property Development Standards

The property development standards for Planning Area 11 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Minimum Lot Size in Planning Area: 6,000 square feet
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
  - Rear: 10 feet
- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet

- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

12. Planning Area 12

a. Description - Medium Density Residential (Zone RS-6)

Planning Area 12 contains 18.5 acres which will facilitate establishment of 10.0 acre elementary school site and a 7.0 acre community park, with the possibility for joint use park arrangements with Murrieta Valley Unified School District.

Planning Area 9 standards shall apply to this area if residential uses are to be constructed.

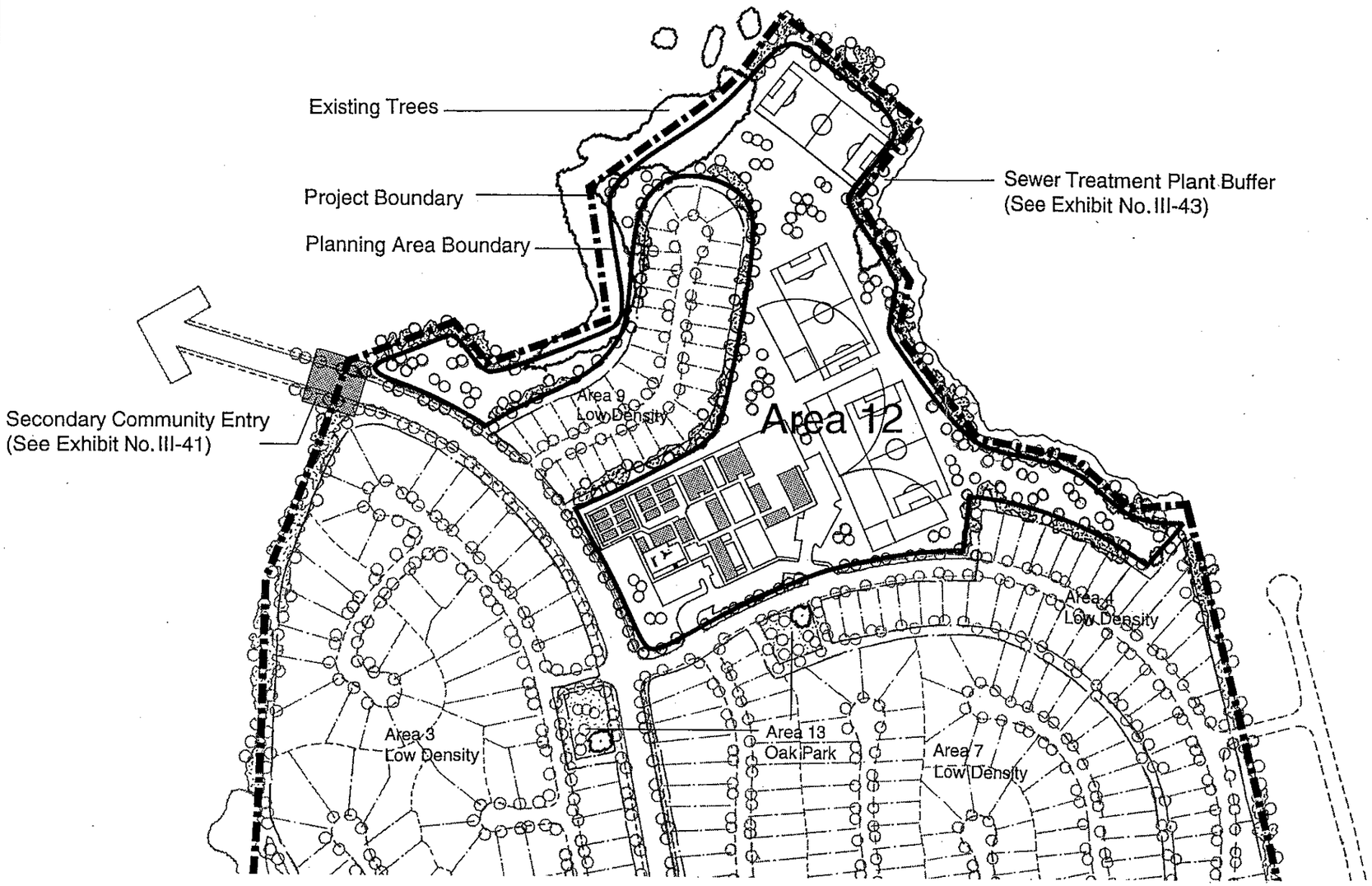
b. Design Features

- Three points of vehicular access
- Public Streets, see Exhibit III-45
- Neighborhood entry, see Exhibits III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 12 and are described in Section 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.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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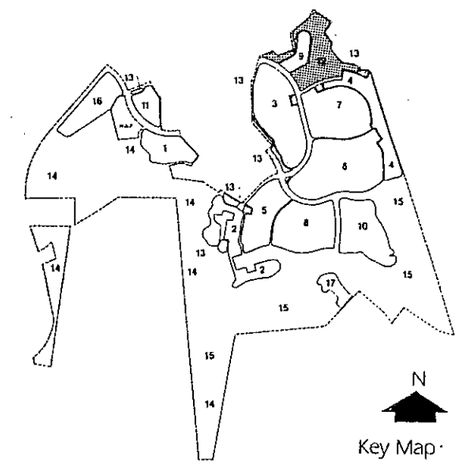
Scale: 1" = 200'

0 100 200 300Ft

Planning Area 12



Area: (18.5) Ac.
Community Park /
Elementary School
School Site 5.4 Ac.
Joint Use School / Park 4.4Ac.
Active Park 2.6Ac.
Natural Oak Park 6.1 Ac.

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

Exhibit No.: III-34

Prepared by Toadly Graphic

d. Property Development Standards

The property development standards for Planning Area 12 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
  - Rear: 10 feet
- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet

- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to the development of an elementary school within this Planning Area, a plot plan must be approved pursuant to the City of Murrieta Municipal Code.
- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

13. Planning Area 13

a. Description - Oak Parks (Zone OS-AR)

Planning Area 13 is designed to preserve significant stands of existing oak trees, incorporating them into the project design. Six discrete areas throughout the site have been identified for preservation of oaks encompassing 10.1 acres of land in all. Exhibit No. III-35 describes the general location of these areas.

b. Design Features

- Oak tree preservation, see Exhibit III-7
- Please refer to Section F of Chapter III for Oak Tree Preservation Guidelines
- Planting of California wild rose in oak tree understories for oak tree protection.

c. Allowable Uses

Permitted and Conditional Uses allowed in the OS-AR zone apply to Planning Area 13 and are described in Section 4.2 of the Copper Canyon District Regulations located in Appendix A of this document.

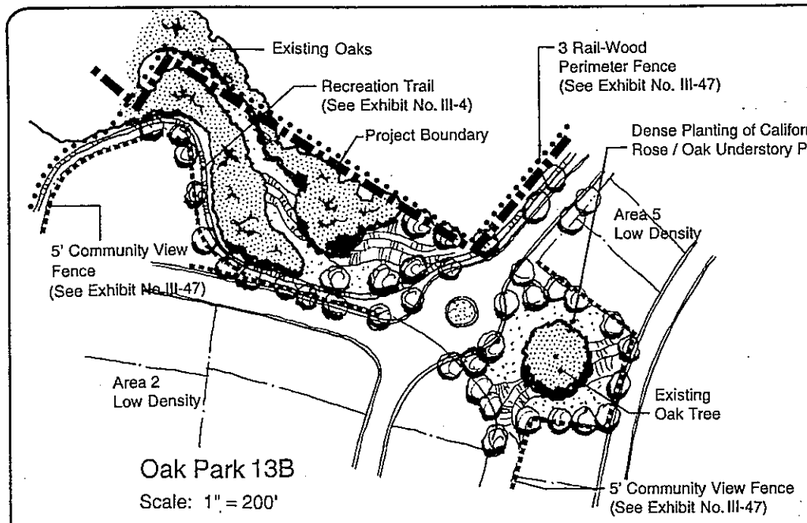
Temporary Use requirements are discussed in Section 7.4.B of the above referenced District Regulations.

d. Property Development Standards

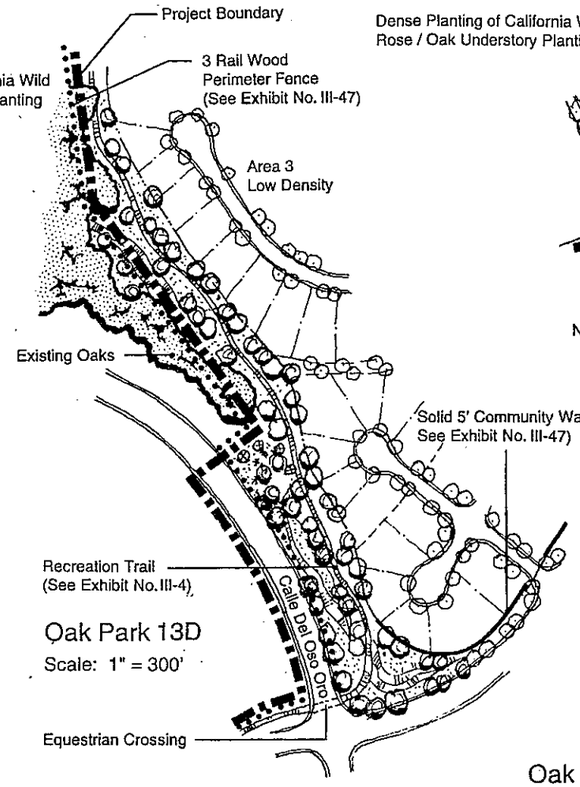
The property development standards for Planning Area 14 are found in Section 4.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement to other existing City regulations. These specific plan regulations supersede other regulations where there is a conflict. Where a topic is not addressed by this Specific Plan, appropriate City regulations shall apply.

e. Implementing Approvals

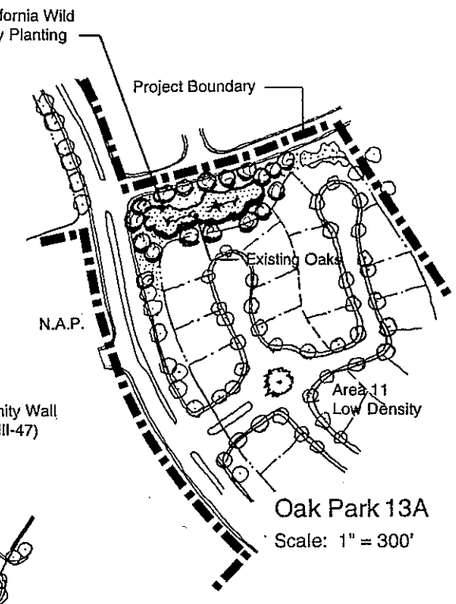
- Prior to any park development within this planning area, a landscape plan must be approved by the City Planning Director demonstrating compatibility with and preservation of existing oak trees.



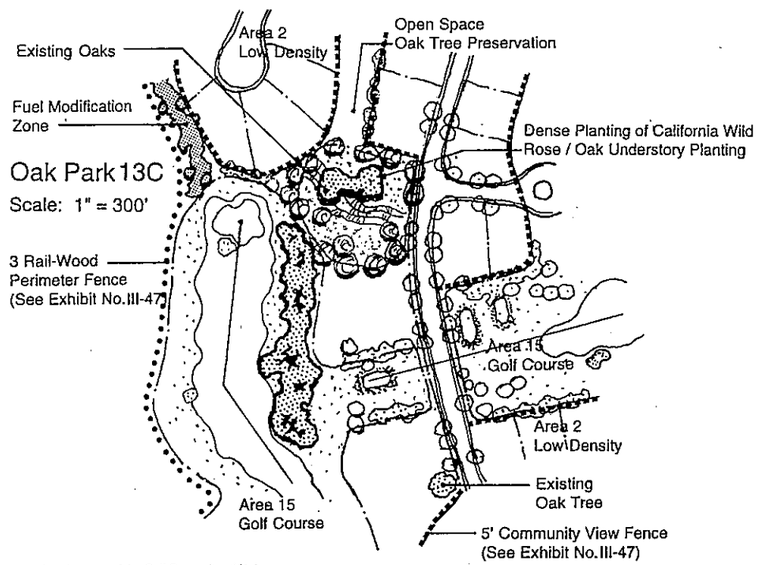
Oak Park 13B
Scale: 1" = 200'



Oak Park 13D
Scale: 1" = 300'

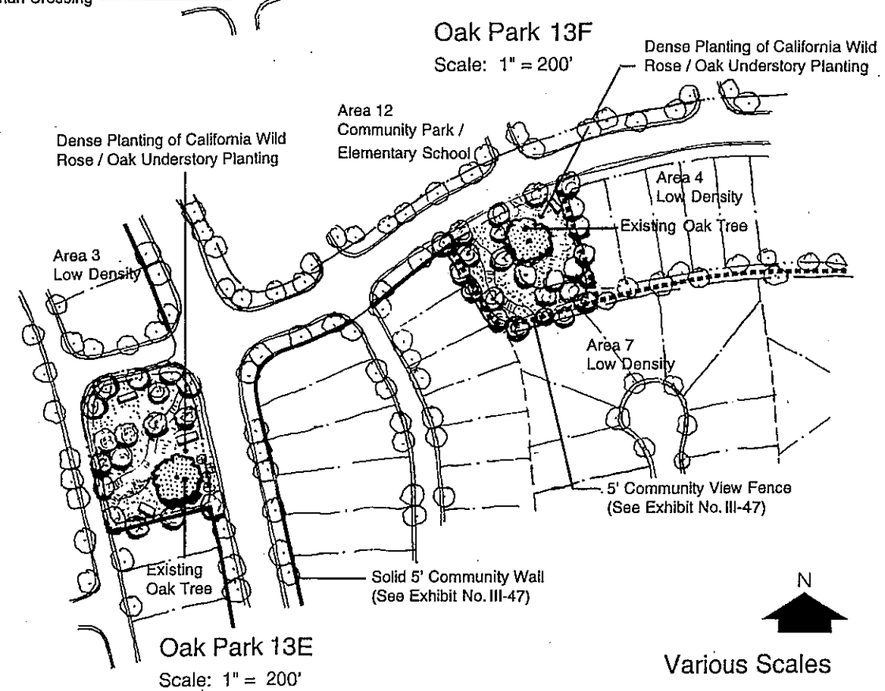


Oak Park 13A
Scale: 1" = 300'



Oak Park 13C
Scale: 1" = 300'

Development of the Golf Course is subject to provisions contained in the document. If the Golf Course is not developed, subject areas will revert to Open Space.



Oak Park 13F
Scale: 1" = 200'

Oak Park 13E
Scale: 1" = 200'

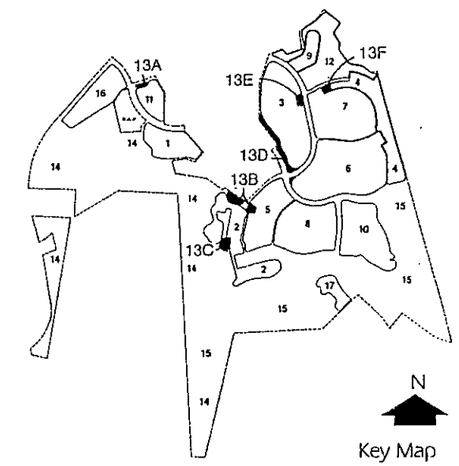
Various Scales

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Planning Area 13



Area: 10.1 Ac.
Permitted Use: OS - AR

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

Exhibit No.: III-35

Prepared by Toadly Graphic

14. Planning Area 14

a. Description - Open Space (Zone OS-NR)

Planning Area 14 is proposed for open space uses totaling 120.8 acres under the "Golf Course Alternative" and 272.1 acres under the "Mitigation Bank Alternative." These areas will be set aside for resource conservation, passive recreation and viewshed preservation either through ownership by the Homeowners Association or through land transfer to the Nature Conservancy. Planning Area 14 will contain trail links into the recreational trail system, see Exhibit III-36.

b. Design Features

- Recreation Trail, see Exhibits III-4
- Wildlife corridor, Exhibit III-13
- Fuel modification buffer, see Exhibits III-48, III-49 and III-50
- Please refer to Section F of Chapter III for project-wide landscape guidelines

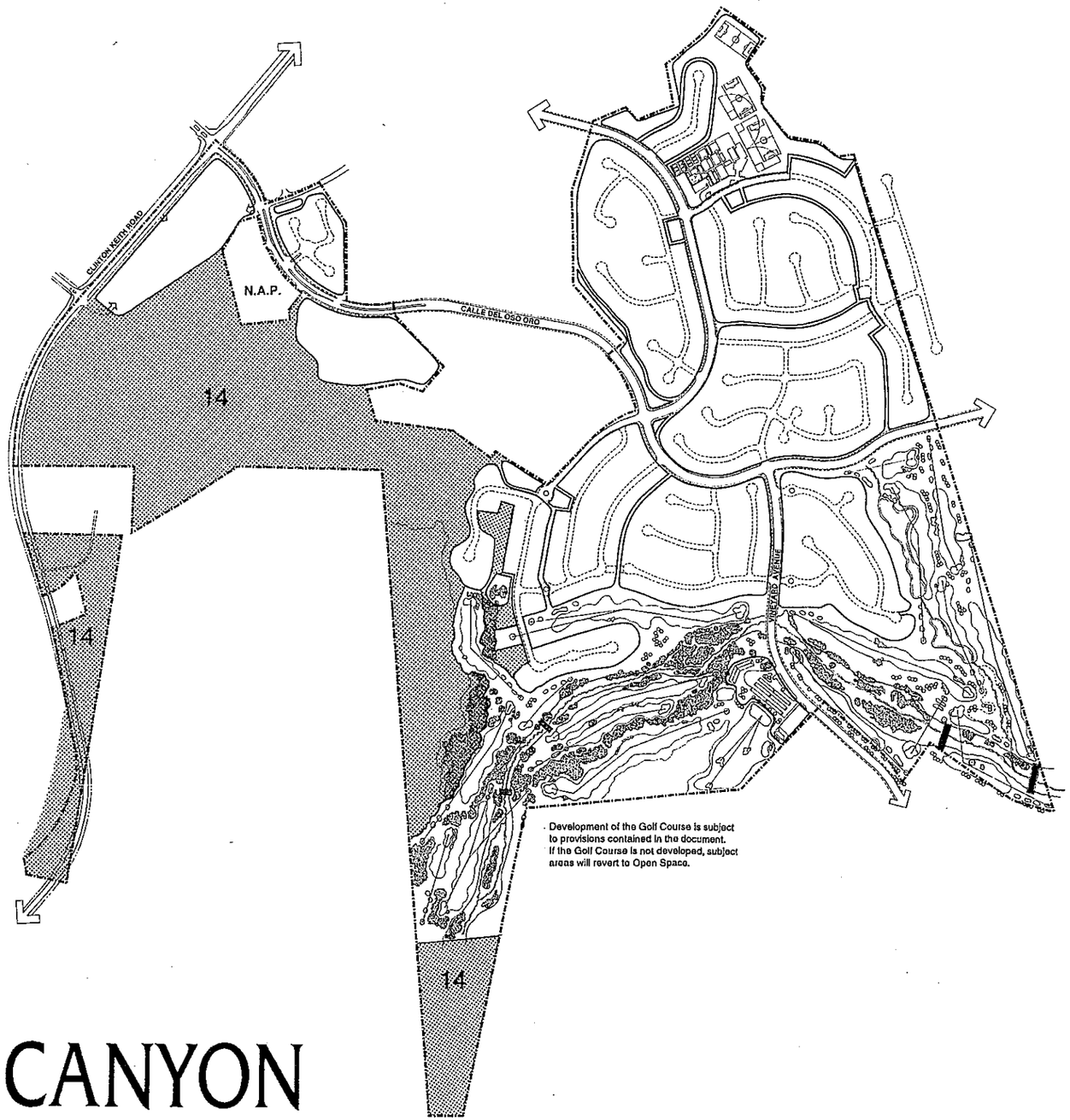
c. Allowable Uses

Permitted and Conditional Uses allowed in the OS-NR zone apply to Planning Area 14 and are described in Section 4.2 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 15 are found in Section 4.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 1000'

0 500 1000 1500Ft

Planning Area 14

Area: 120.8 Ac.
Permitted Use: OS - NR

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

Exhibit No.: III-36

Prepared by Toadly Graphic

e. Implementing Approvals

- Prior to any the development of any trails or passive recreational amenities within this planning area, a site plan must be approved by the City Planning Director.

15. Planning Area 15

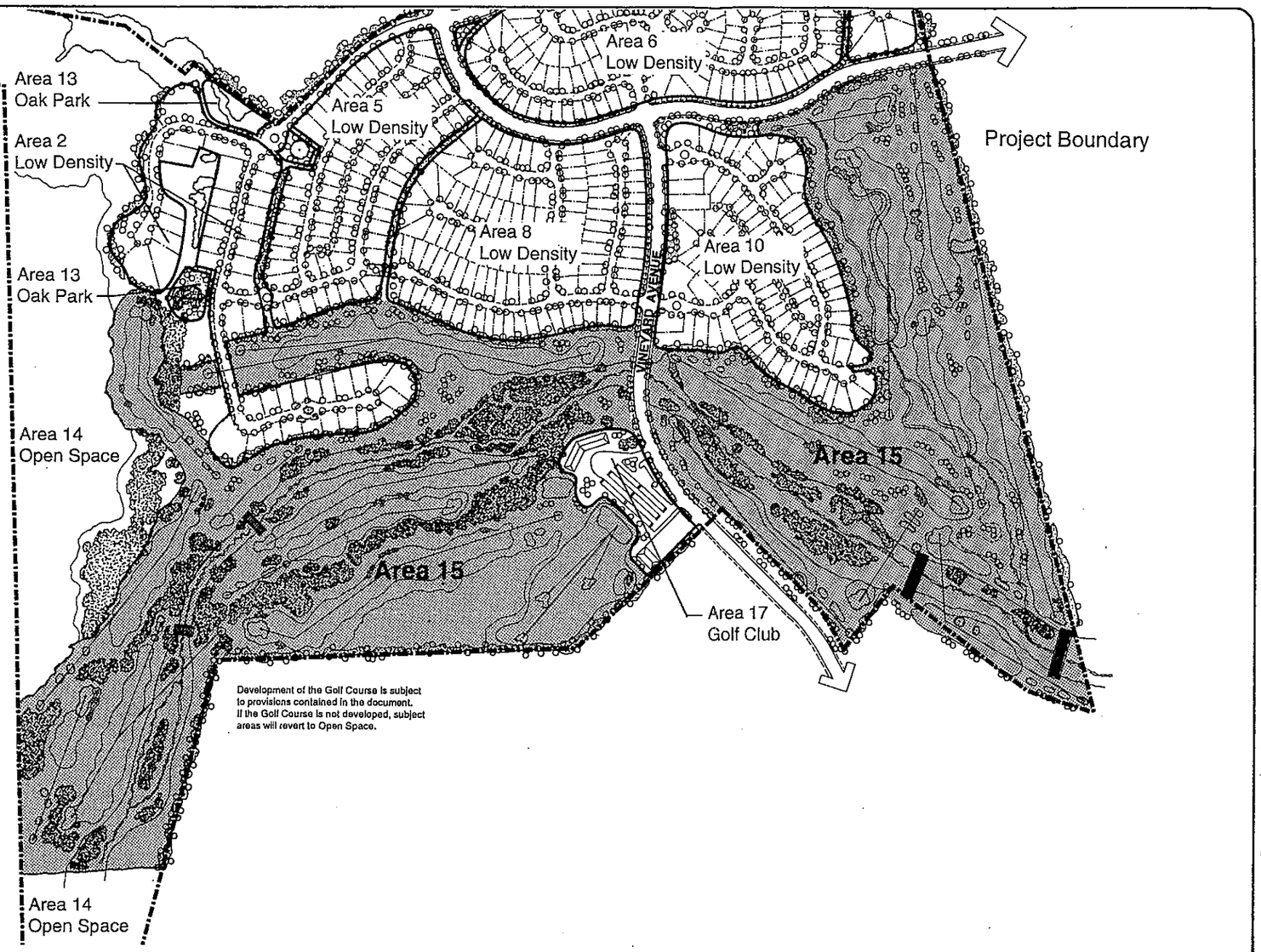
a. Description - Golf Course (Zone OS-AR)

Planning Area 15 contains the Copper Canyon project's 18 hole municipal golf course on 167.3 acres of land and includes fairways, greens, tees, and course hazards, designed to championship specifications. Exhibit No. III-37 describes the general layout of the golf course and related amenities.

The planning for the golf course involves a careful integration of championship golf course design, flood control, biological resource preservation and enhancement values and minimized grading and streambed alteration. The principal design objective is to fully utilize the scenic nature of the Cole Creek corridor and its accompanying foliage and at the same time providing a practical method for protecting the water shed and resources. The exterior boundaries of the golf course will be treated with a three-rail wood fence.

b. Design Features

- Recreation Trail, see Exhibit III-4
- Wildlife corridor, Exhibit III-13
- Fuel modification buffer, see Exhibits III-48, III-49 and III-50
- Please refer to Section F of Chapter III for project-wide landscape guidelines
- Potential for location of meeting rooms and low-profile retreat facilities in golf course areas
- Concrete free-span crossing at the two down stream locations with a minimum height of 6 feet and 60 feet between support piers.
- Placement of a 65 foot wide buffer along Hole 10.
- Reservation of the right to convert the golf course into an open space mitigation bank.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 600'

0 300 600 900Ft

Planning Area 15

Area: 167.3 Ac.
Permitted Use: OS - AR

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

Exhibit No.: III-37

Prepared by Toadly Graphic

c. Allowable Uses

Permitted and Conditional Uses allowed in the OS-AR zone apply to Planning Area 15 and are described in Section 4.2 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 found in Section 4.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

e. Additional Standards

- The following conditions as established by the U.S. Army Corps of Engineers through the Section 404 permit process shall be incorporated into the precise design of the golf course:

  1. The permittee shall perform annual surveys of all streams, wetlands, and areas of ponded water (such as reservoirs, detention basins, and golf course ponds) on the project site for bullfrogs (*Rana catesbiana*) between March and July. If bullfrogs or their larvae are detected, they shall be eradicated in accordance with recommendations provided by the U.S. Fish and Wildlife Service.

  2. If the project construction in and adjacent to Cole Creek has not been completed prior to April 1, 1996, the permittee shall retain a qualified biologist to supervise all grading, excavation, and other ground disturbing activities in and adjacent to Cole Creek. If the least Bell's vireo (*Vireo bellii pussillus*) or southwestern willow flycatcher (*Empidonax traillii extimus*) are detected during project construction, all activity in and adjacent to Cole Creek shall cease, at

which time the permittee shall contact the Corps of Engineers and the U.S. Fish and Wildlife Service (USFWS) regarding the need to initiate a Consultation pursuant to Section 7 of the Endangered Species Act. Construction shall not resume until the permittee has received written clearance from the Corps of Engineers. Upon completion of the project, the permittee shall submit a report to the Corps and the USFWS describing the outcome of site monitoring.

3. The permittee shall install and maintain three cowbird (*Molothrus ater*) traps within the Cole Creek floodplain. The permittee shall receive written approval of the installation, operation, and maintenance protocols from the U.S. Fish and Wildlife Service prior to initiation of project construction. The permittee shall provide a mechanism to ensure perpetual operation and maintenance of these traps.

4. In order to mitigate for impacts to waters of the U.S. the permittee shall create and enhance six acres of waters of the U.S. as described in the *Copper Canyon Country Club Mitigation Monitoring Program*, prepared by Tierra Madre Consultants, dated June 9, 1995, as amended in the letter, dated October 13, 1995, from LSA Associated, Inc., entitled Copper Canyon Country Club, project revisions. The permittee shall ensure that all mitigation areas contain less than 5% relative coverage of giant reed (*Arundo donax*) or salt cedar (*Tamarix* spp.) for the duration of the monitoring period.

5. Prior to initiating construction, the permittee shall post an irrevocable letter of credit or performance bond for 120% of the anticipated cost of the mitigation and monitoring associated with the project. The bonding company must appear on the Department of Treasure Circular 570, *Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies*. The performance bond shall be conditioned such that if the permittee defaults on the

mitigation requirements stated under Special Condition 3, the bonding company shall assume all responsibility for the mitigation requirements of this permit. The performance bond shall be released only upon a determination by the Corps that successful mitigation has been completed.

6. The permittee shall retain a qualified archeologist to supervise all grading, excavation, and other ground disturbing activities within 50 yards of archeological sites Riv-1139, 1139a, and 2815, and to ensure that all known or newly discovered cultural resources are avoided. Specific monitoring procedures shall be at the discretion of the qualified archeologist. If previously undiscovered or undocumented cultural resources are discovered, all construction activity within 50 yards of the find(s) will cease, at which time the qualified archeologist will determine the significance of the potential cultural resource and the need to contact the Army Corps of Engineers in order to coordinate with the State Historic Preservation Officer pursuant to 33 CFR Part 325 Appendix C. Construction activities shall not resume until the significance of the find(s) is determined and appropriate data recovery measures, if necessary, are completed. Upon completion of the project the permittee shall submit a report to the Corps describing the outcome of site monitoring.

7. Prior to initiating construction, the permittee shall record a conservation easement or covenant, which shall run with the land, obligating the permittee or their successor to maintain Cole Creek as natural open space in perpetuity. The permittee shall receive written approval from the Corps of this easement or covenant prior to it being recorded.

8. Prior to initiating construction, the permittee shall provide the Corps with a letter from the City of Murrieta indicating that the City understands and agrees to abide by all terms and conditions of this authorization.

- The following recommendations of the project biologist shall also be incorporated into the precise design of the golf course.

  1. Maintenance Activities within Mitigation Areas

     Once established, the proposed mitigation areas will not adversely impacted by maintenance activities. Any maintenance within mitigation areas will be limited to activities which are in accordance with the Mitigation and Monitoring Program. Maintenance activities which may be performed within mitigation areas include the following:

     - Eradication of non-native vegetation
     - Eradication of pest species (brown-headed cowbirds and bullfrogs)
     - Removal of trash (does *not* include organic detritus such as dead limbs and leaves).

     Within the water quality management basins (National Pollution Discharge Elimination System [NPDES] basins), maintenance activities will include the periodic removal of sediments and other materials. Within the NPDES basins, the mitigation areas will only be established in a circular band, varying in width from about 15 to 30 feet, around the margin of each basin. For water quality management purposes, maintenance activities (such as sediment removal) will be restricted to the central portion of the basins and will not impact the surrounding circular mitigation areas. A single roadway, about 12 feet in width, will provide access through the mitigation area to each NPDES basin.

2. Maintenance within Fairway Crossings

In order to minimize adverse effects (i.e., habitat fragmentation and disturbance), the following selective maintenance protocol will be used for fairway crossings in place of the previously proposed protocol. In addition, the number of fairway crossing which require maintenance has been reduced from three to two. An additional area of maintenance at golf hole 9 will be located along the edge of Cole Creek, but will not cross it.

The proposed golf course includes two fairway (play) crossings over Cole Creek, at holes 7 and 8 and an edge treatment at hole 9. Vegetation within these three areas will be selectively trimmed to maintain line-of-sight between fairway/tees and greens, for purposes of golf play (Exhibits III-37a and III-37b). Vegetation will be trimmed to maintain a height of 10 to 15 feet, depending on location within the crossing area.

Shrubs or small trees which typically do not exceed 10 to 15 feet in height, such as mulefat (*Baccharis salcifolia*) and narrow-leaved willow (*Salix extigua*), will be trimmed only if they protrude into the line-of-sight and then only to remove the protruding branches. Trimming or pruning of large trees (including existing trees and trees which may become established in the future) will depend on their location within the crossing area. Trees located toward the edges of the crossing areas, where they do not interfere with line-of-sight, will be retained with maintenance limited to removal of protruding branches. Trees which are centrally located within the crossing areas will be pruned to maintain a height of 10 to 15 feet.

Maintenance will be performed on an annual basis only and will not coincide with the avian nesting season (i.e., maintenance will be performed in October). Maintenance of individual trees or shrubs will be performed only as needed; for instance, a large

tree at the edge of the crossing area may require pruning only once every three years, whereas a large tree near the center of the crossing may be trimmed every year to ensure that it does not obscure the line-of-sight. In the case of large shrubs, it is anticipated that only a few shrubs will require trimming each year and that it will not be necessary to trim each shrub every year.

3. Golf Cart Crossings

In order to minimize adverse effects of the golf cart crossings (i.e., habitat fragmentation and disturbance), the previously proposed designs have been modified, the flood-control maintenance protocol has been revised, and the number of crossings has been reduced to a total of four.

The two downstream golf cart crossings (at golf holes 6 and 7) will consist of concrete bridge rather than the previously proposed wooden bridges (see Exhibit III-37c). These two crossings are the longest proposed cart bridges at 250 feet and 190 feet, respectively. The concrete bridges will have clear spans of about 60 feet between support piers versus clear spans of about 12 feet with wooden bridges. The concrete bridges will have a minimum height of 6 feet above the bed of Cole Creek versus a height of 2 to 4 feet with the previously proposed wooden bridges. The two upstream cart crossings will consist of wooden bridges which will have minimum heights of 5 feet above the bed of Cole Creek.

For flood control purposes, a selective maintenance protocol (similar to the maintenance protocol described above for fairway crossings) will be implemented in areas adjacent to the crossings. Within a swath 10 feet wide on the upstream side and 5 feet wide on the downstream side of each bridge, trees and shrubs will be pruned or thinned to allow the passage of flows and water-forne debris during major streamflow events.

In the maintenance area, vegetation will be maintained at a height of 6 feet to minimize obstructions between the streambed surface. Vegetation may be selectively thinned, by removing some shrubs and trees, to allow passage of stormflows and water-borne debris. Large trees will be retained to the greatest extent feasible, however, low-growing branches (within 6 feet of the streambed) will be removed. Beneath the bridges, vegetation will be trimmed to maintain a height of even with the underside of the bridge and some individual trees and shrubs may be removed.

4. Vegetation Buffer

In addition to the buffer plantings described in the EIR Mitigation and Monitoring Program, native shrubs will be planted adjacent to hole 9. The proposed project activities include the placement of fill material within an area of 0.16 acre for construction of golf hole 9. Following completion of golf course construction and as part of the mitigation program, the area of fill will be planted with native shrubs, as listed in the Mitigation and Monitoring Program, to act as a buffer between golf course activities and habitat with Cole Creek.

- The following additional provisions shall be made in the design of the golf course:

  - Move fairway no. 1 north and totally out of the 100 foot buffer and work with the E.M.A./RCD and Corps of Engineers to modify the grading for mitigated wetlands on the south side of fairway number 1, retaining the buffering.

  - Make the following changes to the prior design and adjust the Specific Plan to reflect the design changes:

    a. Hole 18 alternative green that crosses the creek was removed;

b. Golf cart crossings were consolidated from 8 to 4 using precast concrete spanning up to 60 feet;

c. Creek buffer planting of native woodland vegetation, 60 feet wide was incorporated into the design along Holes 1, 10 and 11;

d. A covenant that runs with the land requiring the owner to maintain the wetlands and mitigation per the permits and E.I.R.;

e. Selective creek maintenance - no clear cutting (only selective pruning) specifically fairways at 7 and 8 and the golf course crossing.

- Eliminate the fairway on Hole 11 and make this a tee to green target golf hole and move the green tees north and totally out of the 100 foot buffer.

- The golf course and associated mitigation shall be developed substantially in conformance with Exhibit III-37d.

f. Implementing Approvals

- Prior to any golf course or other development within this planning area, a landscape plan must be approved by the City Planning Director and a grading permit shall be issued.

16. Planning Area 16

a. Description - Neighborhood Commercial (Zone CN)

Planning Area 16 is proposed for neighborhood commercial uses and contains 14.1 acres, see 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

- Two points of public vehicular access, one point of private vehicular access
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the CN zone apply to Planning Area 16 and are described in Section 3.2 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.

Primary Community Entry
(See Exhibit No. III-40)

Project Boundary

Planning Area Boundary

Neighborhood Entry
(See Exhibit No. III-42)

CLINTON KEITH ROAD

Area 16

Area 13
Oak Park

Area 11
Low Density

Calle Del Oso Oro

N.A.P.

Area 1
Custom Lots

COPPER CANYON

C O U N T R Y · C L U B

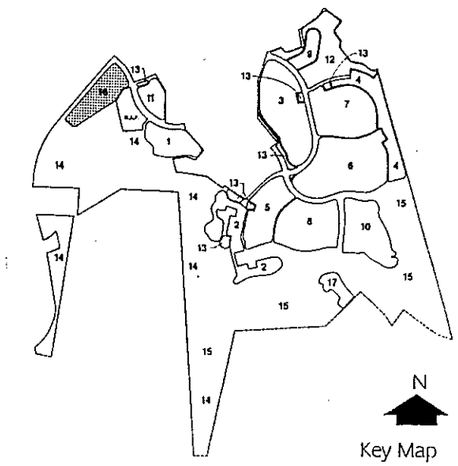
SPECIFIC PLAN

N

Scale: 1" = 200'

0 100 200 300Ft

Planning Area 16



Area: 14.1 Ac.
Permitted Use: Neighborhood Commercial

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

Exhibit No.: III-38

Prepared by Toadly Graphic

d. Property Development Standards

The property development standards for Planning Area 17 are derived from Section 3.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 10,000 square feet

    (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 Width: 100 feet
  - Minimum Lot Depth: 100 feet
  - Maximum Lot coverage: 50 percent
- Required Yards
  - Front: 20 feet
  - Interior Side: 0 feet
  - Public street setback: 20 feet
  - Rear: 10 feet
- Height Restrictions
  - 45 feet or 3 stories, whichever is less
- Floor Area Ratio
  - Commercial- 0.25:1

- Mixed Residential/Commercial- 0.30:1

e. Implementing Approvals

o Prior to any neighborhood commercial development within this planning area, a plot plan must be approved as specified in Ord. 348, Article XVIII, Section 18.30 of the Murrieta Municipal Code.

17. Planning Area 17

a. Description - Clubhouse (Zoning OS-AR)

Planning Area 17 contains the proposed clubhouse intended to serve as the hub of activities for Copper Canyon's 18 hole municipal golf course. This planning area encompasses 5.1 acres as shown on Exhibit No. III-39. Under the "Mitigation Bank Alternative," this area would be designated for open space.

The clubhouse facility is located at the southerly terminus of the project and is accessible via Vineyard Avenue. The site will overlook the entire golf course and Cole Creek and will be the hub for two "returning nines" of golf. The course's driving range will be situated immediately adjoining and to the southwest of the clubhouse.

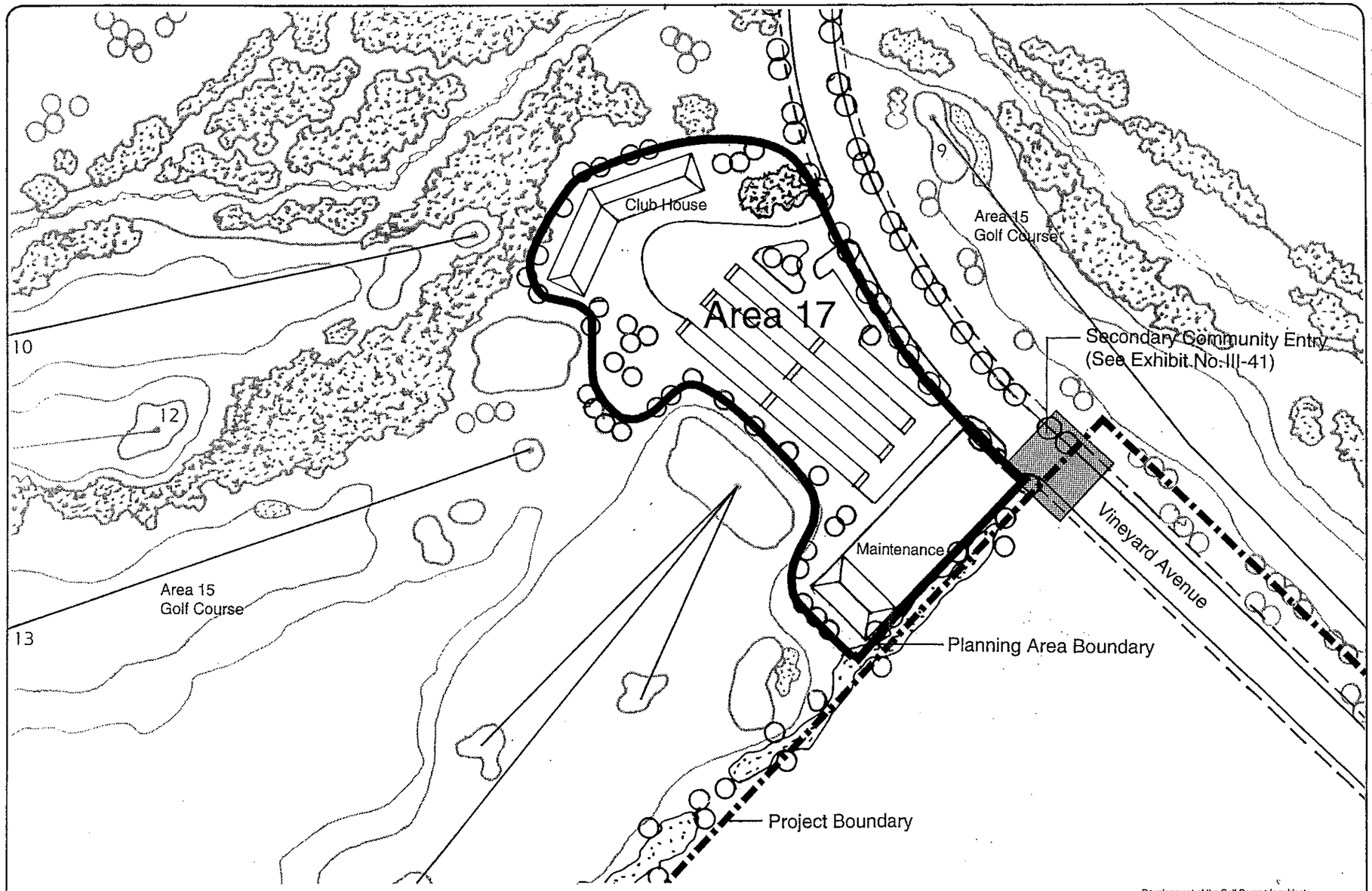
b. Design Features

- One point of vehicular access
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section E of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RC-15 zone apply to Planning Area 17 and are described in Section 4.2 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.



Development of the Golf Course is subject to provisions contained in the document. If the Golf Course is not developed, subject areas will revert to Open Space.

COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Scale: 1" = 150'

0 75 150 225Ft

Planning Area 17

Golf Club Area: 5.1 Ac.
Permitted Use: OS - AR

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

Exhibit No.: III-39

Prepared by Toadly Graphic

d. Property Development Standards

The property development standards for Planning Area 18 are found in Section 4.3 and 4.4 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum lot area: 10,000 square feet
  - Minimum lot width: 100 feet
  - Minimum lot depth: 100 feet
- Required Yards
  - Front: 20 feet
  - Rear: 20 feet
  - Side: 10 feet
- Height Restrictions
  - Building height: 50 feet or per Plot Plan approval
  - Height of poles, clock towers, or special features: Per Plot Plan approval

e. Implementing Approvals

- Prior to any clubhouse development within this planning area, a plot plan must be approved as specified in Ord. 348, Article XVIII, Section 18.30 of the Murrieta Municipal Code.

F. Community Design Guidelines

1. Architectural Guidelines

a. Purpose and Intent

The objective of these Design Guidelines is to develop the architectural design concepts identified for Copper Canyon. The description of the architectural styles and architectural concepts is not intended to restrict but rather to define a strong, consistent design direction and level of quality.

By adhering to the Architectural Design Guidelines, residential neighborhoods, community buildings, accessory structures, lighting and other design features may all express individuality and a sense of quality. Implementation of the design concepts in these Guidelines will establish a residential environment with sufficient architectural character to instill a unique "sense of place" that will distinguish Copper Canyon as an outstanding residential community.

These Guidelines will provide a basis for design consistency and will act as an instrument for review by the City of Murrieta Planning Department to be exercised at the tract map level. This Document will be used in conjunction with this Specific Plan's Zoning Ordinance, Building Codes and Planning Regulations.

b. Architectural Concept

The purpose of this section is to establish the architectural character for Copper Canyon and to define the context in which the individual builder/designer will be encouraged to create and innovate.

The specific architectural objectives are:

- The creation of a unified environment through cohesive relationships between architecture, landscape and site planning.
- The creation of architecture that expresses the strong indoor/outdoor relationships characteristic of this region.
- Development of the appropriate residential scale for a traditional Southern California neighborhood.

- Planned diversity throughout the project. A visually rich and dramatic community will be achieved by implementing concepts for variation and contrast discussed in the Architectural Guidelines.

The golf clubhouse, (under the Golf Course Alternative), commercial enclave and elementary school will be styled according to a different but complementary approach than the residential portions of Copper Canyon. The program and scale of the community buildings require:

- A freedom in form and massing to meet program requirements.

- An architectural vocabulary that allows extensive use of glass to exploit strong view opportunities and promotes strong indoor/outdoor relationships.

- An architectural treatment compatible with the adjacent residential neighborhoods.

- Site planning that incorporates an integral relationship between the site and the architecture; the architecture is to be a natural extension of the site's landforms and materials.

Appropriate elements will include natural stone, wood, copper painted, and metal roofs. Colors should be primarily earth tones with small areas of accent color.

c. **Relationship to and Coordination with Landscape Design**

Landscaping plays a pivotal role in the streetscene. The selection of plant material and hardscape should be consistent with the architectural theme. See landscape sections for more detail.

In the architectural design, careful consideration should be given to the use of patios, porches and balconies. Walls and gated entries should reinforce the architectural style. Enriched pavements for driveways and walkways are encouraged.

- Private Walls and Fences:

  Fences and garden walls are encouraged to provide privacy, define entry space and provide security. When fences and

walls are exposed to public view, they should receive the same finish treatment as adjacent buildings. Landscaping is encouraged to visually integrate garden walls.

Fences and walls shall be stucco, stucco over block, wood, stone, brick or masonry finish material where solid walls are permitted. Where fully or semitransparent fencing is required, wrought iron or clear glass may be used. Solid walls at all side yards of corner Lots and all rear yards shall be finished and harmonious with the exterior color palette. All walls shall be finished (both sides) if noticeable by public view.

d. <u>Single-family Guidelines</u>

All accessory buildings and structures shall be consistent with the main structure in materials, color palette, roof pitch and form. Implementation of the following concepts will create an enhanced streetscene and increase the overall value of the community:

- Massing:

  Massing of one structure should relate in a sympathetic manner to all neighboring structures. Architectural forms and treatments that are strongly identified as being the same when repeated should be avoided. Abrupt changes in building scale should be reserved for community landmark locations.

- Shadow Relief:

  Every building should have shadow relief, popouts, overhangs and recesses; all may be used to produce effective shadow interest areas. Larger buildings require more shadow relief than smaller buildings; large, unbroken expanses of wall should usually be avoided.

- Side and Rear Elevation Articulation:

  Special consideration should be given to the rear and sides of buildings located adjacent to streets or public

spaces and visible from such. These elevations should demonstrate a level of articulation consistent with the front elevation.

Randomly stagger front setbacks to ensure a varied streetscape. By increasing an occasional side setback, the monotony homes spaced at equal intervals will be avoided.

Entry courts formed with low walls and elements of the building are encouraged to provide a semi-public transition between the street and house.

- Multiple Elevations/Roof Variations per Plan:

  Each plan shall have multiple (two or more) alternate elevations with roof variations. Reverse plans are also required to add further variety.

- Garages and Parking:

  Because of the dominance of garage doors they should be simple and understated in their design. They should be recessed a minimum of twelve inches to utilize shadow for relief. To enhance the streetscene staggered setbacks, turn-in garages and detached garages are encouraged.

- Corner Lots/Project Entries:

  Single-story homes and single-story elements should be used to reduce the scale at corner lots and project entries.

- Auxiliary Structures:

  All buildings and other structures that are not directly attached to the residence should be designed to blend with the architecture of the main structure and should be integrated and screened with the landscaping.

  Patio structures, trellises, sun shades, gazebos and any other appurtenant improvements shall be consistent

with the colors, materials and forms and shall be integral to the architecture of the house.

- Skylights:

  Skylights, if employed, shall be designed as an integral part of the roof. Skylight glazing shall be clear, solar bronze or gray only. Skylight framing materials shall be bronze anodized or colored to match adjacent roof.

- Sheet Metal, Flashing and Vents:

  All flashing, sheet metal, downspouts, vent stacks and pipes will be colored to match adjacent materials and colors and concealed wherever possible.

- Lighting:

  The design of lighting is especially important at Copper Canyon. Illumination used for residential identification, security, pools and landscaping must be indirect and subdued. Indirect uplighting is preferred for landscaping and indirect downlighting is preferred for sources attached to structures.

- Awnings:

  Awnings, if used, must be of canvas and harmonious with the exterior color palette and consistent with the overall architectural style of the building.

- Antennas:

  All antennas are restricted to the attic or interior of the residence. It is mandatory that all homes be pre-wired to accommodate cable reception. Satellite "dish" antennas are prohibited.

- Pools and Gamecourts:

  Pools and gamecourts shall be designed to not impact adjoining properties with light or sound. Pool heaters

and pumps must be screened form view and sound insulated from neighboring houses.

- Remodeling and Additions:

  Remodeling and additions to existing improvements are required to meet the same criteria as the original building. No construction activity will be permitted until reviewed and approved.

- Solar Collectors:

  Solar collectors should be considered for space heating, domestic hot water and the heating of pools and spas. Panels and frames shall be bronze anodized or colored to match roof. Solar equipment must be screened from view. If large areas of panels are to be used, they should be grouped adjacent to the structure and hidden from view.

  Solar panels will not be permitted in locations deemed to be especially view sensitive, such as near the golf course, near the project entrance, etc. Solar collector panels shall be set flush with the roof surface and shall be bronze or black in color to blend with the roof and to reduce reflectivity. Alternative designs are encouraged, but shall be subject to the approval of the RCARC. Solar equipment design shall be submitted for approval.

- Mechanical Equipment:

  All mechanical equipment, condensers and utility meters shall be unobtrusive from main entrances, patios and decks. Screening shall be provided to create sight and sound buffer.

These guidelines are primarily concerned with the appearance of the physical environment as viewed by the residents of and the visitors to Copper Canyon public vantage points. Therefore, it is the intent of these guidelines to apply to those surfaces, frontages, boundaries, slopes, bluffs, etc. that are perceptible by

the public from streets, public spaces, approaches, etc. and as hereinafter defined.

2. Landscape Guidelines

Copper Canyon is a progressive community nestled into a naturalized oak woodland, rolling meadow site. This natural character of Copper Canyon will be maintained and expanded through the landscape treatments of streetscapes, parks/open space, golf course (under the Golf Course Alternative), and trail systems. Home builders within the community neighborhoods will be required to follow this direction through their individual landscape plantings. All development adjacent to undisturbed open space areas will be buffered by a transitional native planting zone which will ultimately blend into the natural open space landscape. Along with the landscape plantings, the hardscape elements and architecture of the community will complement the natural setting through the use of more indigenous materials such as wood, stone, and metals. All of the above mentioned characteristics and qualities will be woven into a community atmosphere. Through the implementation of these concepts into the native surroundings, the community will not only reinforce but provide enhancement to the rural character of the project site.

a. Landscape Elements

Landscape elements serve an important role in the Copper Canyon aesthetic quality as they establish an identity and an environmental character for the community. The landscape elements include:

1. Project Entries and Monumentation
2. Land Use Transitions and Buffers
3. Streetscapes and Parkways
4. Walls and Fences
5. Fuel Modification
6. Front Yard Landscaping
7. Oak Tree Preservation
8. Plant Palette

1. Project Entries and Monumentation

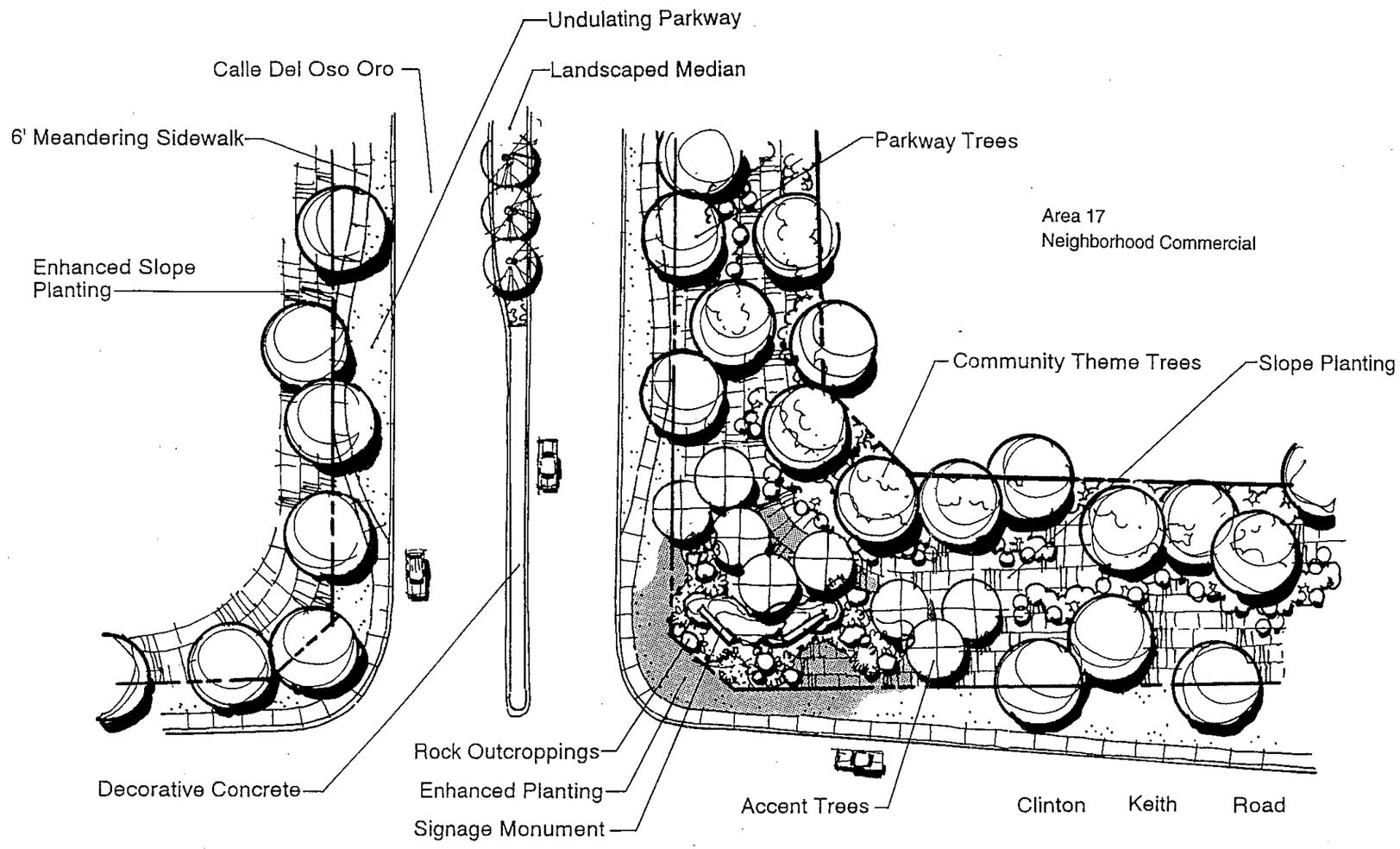
The project entries are identifiable landmarks at key community and neighborhood entry points throughout the project. They are made up of constructed monuments, landscaping and signage consistent with the Copper Canyon image. See Landscape Concept Plan Exhibit No. III-9 for entry locations.

- Primary Community Entry

  The majority of the vehicular traffic entering Copper Canyon will be from Clinton Keith Road at the Calle Del Oso Oro intersection. This area is a prime location for a "Community Entrance" statement and directional signage leading into the project. The monument will include natural materials such as copper and rock outcroppings and will establish a design vocabulary unique to Copper Canyon. Along with the constructed monument, the entry will be landscaped with a naturalized planting scheme utilizing plant material varieties indigenous to the project site, (such as oak trees, chaparral shrubs and groundcovers, and riparian wetland trees and shrubs). See Primary Community Entry Exhibit No. III-40. It should be noted that the project only covers the southwest corner of Calle De Oso Oro. The opposite corner is part of a separate project and is already developed.

- Secondary Community Entry

  These secondary entries are positioned at 3 perimeter entrance locations around Copper Canyon and create a design character which conveys a sense of arrival into the community. The entries specifically are located at Nutmeg to the south, Calle Del Oso Oro at the eastern entry and Via Moreno at the Northern most entrance.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

Not to Scale

Primary Community Entry

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

Exhibit No.: III-40

Prepared by Toadly Graphic

These entries feature boulder outcroppings and naturalized plantings along with a limited use of copper. The entry element may provide key signage with the Copper Canyon Country Club logo and name. Specimen oak trees shall be located strategically in the view corridor of each of the three (3) secondary community entries, further reinforcing the natural oak woodland atmosphere of the project. See Secondary Community Entry Exhibit III-41.

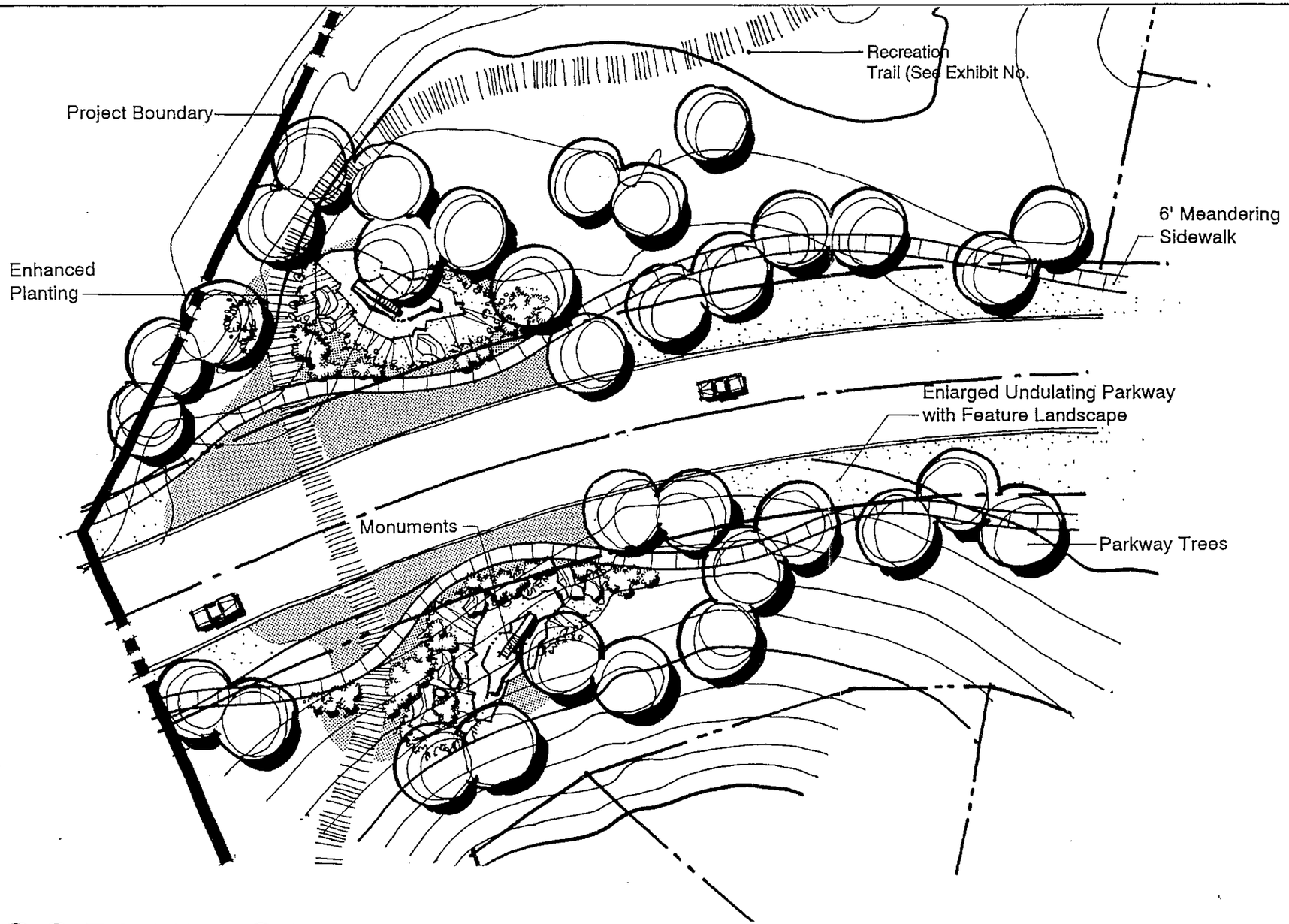
- Primary Neighborhood Entries

Primary Neighborhood entries occur typically at street intersections along Calle Del Oso Oro. See Landscape Concept Plan Exhibit III-9.

These entries suggest more individualized neighborhood statements as arrival points from the main road to the neighborhood enclaves. The construction materials such as boulder outcroppings, copper, specimen trees and informal groups of native plant materials and signage, are the common denominators with the Project Monumentation and Community Entries. These neighborhood entries can be grouped into two categories: gated (for custom and estate lots), and non gated (for guest builder neighborhoods).

Gated neighborhoods will have their own individual character both at the entries, and in landscape treatments. These entries, along with actual security gates, will have a gate house and locations for mail boxes.

The non-gated entries will offer a more informal indication of neighborhood arrival through the arrangement of the community theme materials listed above. See Neighborhood Entry Exhibit III-42.



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

N

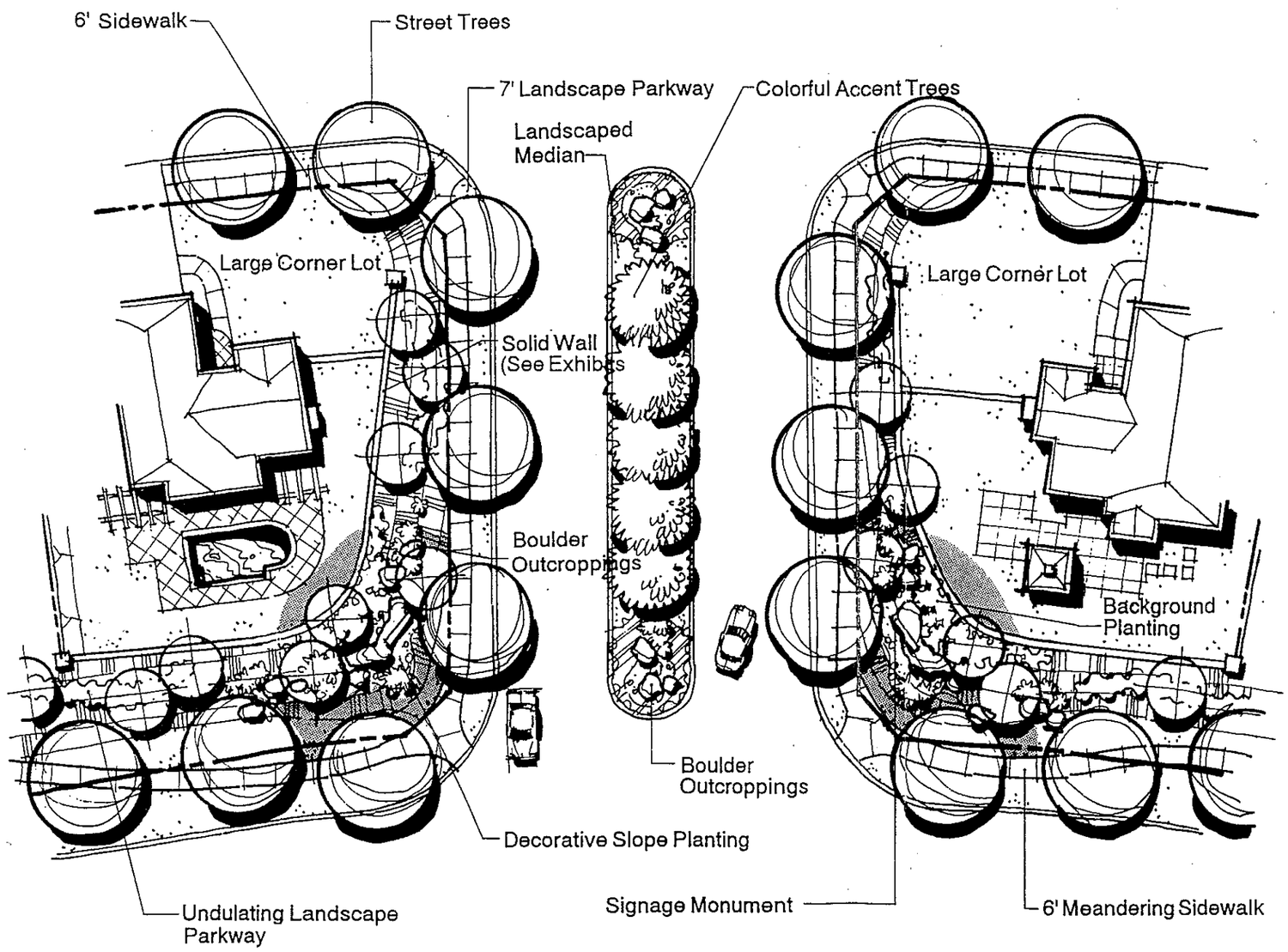
Not to Scale

Secondary Community Entry

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

Exhibit No.: III-41

Prepared by Toadly Graphic



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

Not to Scale

Neighborhood Entry

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

Exhibit No.: III-42

Prepared by Toadly Graphic

- Secondary Neighborhood Entries

  The neighborhood entries located off of collector streets throughout the community can be characterized as secondary. See Landscape Concept Plan Exhibit III-9.

  These entries create a more low key statement through the use of boulders out croppings, native plant materials and specimen trees. Some signage may be introduced but on a reduced level.

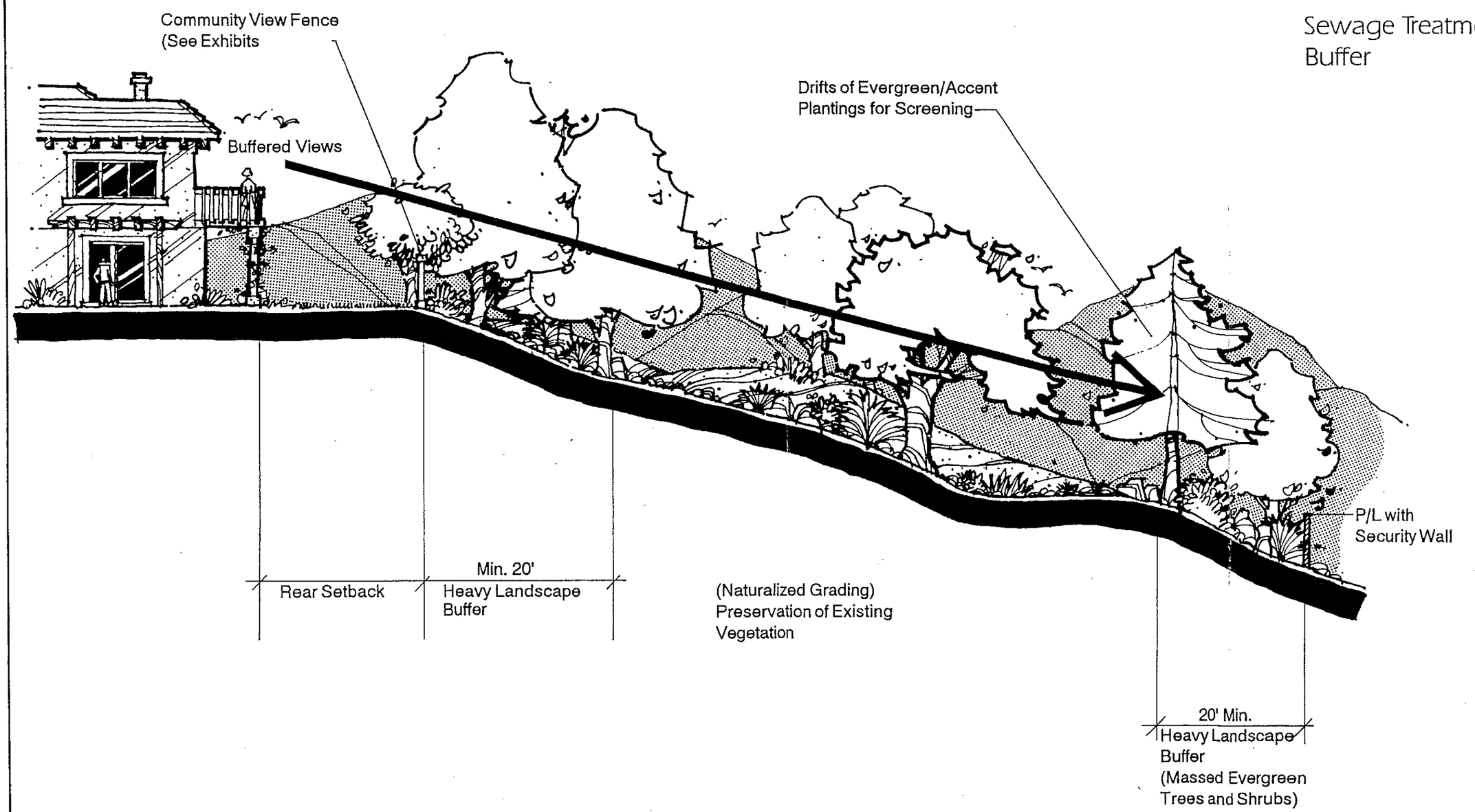
2. Land Use Transitions and Buffers

Within the Copper Canyon community, there are a number of land use areas where varying uses will require separation from one another. Specific landscape treatments in these transitional areas can provide visual enhancement as well as buffering qualities to the adjacent land use areas. See Landscape Concept Plan Exhibit III-9.

- Land Use Buffers

  This condition occurs throughout the Copper Canyon project where various housing densities and land uses interface.

  The buffer area will include a vertical screening element in the form of a wall or dense tree and shrub planting for privacy and security. A 20 foot minimum landscaped area serves as the transitional area or "Buffer Zone" between the varying land uses. Landscape treatments will be informal clusters of trees and shrubs, and all areas will be planted with ground cover. See Sewer Treatment Plant Buffer, Exhibit III-43.



Sewage Treatment Plant
Buffer

COPPER CANYON

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SPECIFIC PLAN

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

Exhibit No.: III-43

Prepared by Toadly Graphic

- Open Space Buffer

  These transitional zones occur between developed areas and open space throughout the project. The open space buffer zones are commonly created through the grading of home pads adjacent to undisturbed open space and natural areas.

  The open space buffer is a 20 foot minimum landscaped space. The landscape treatment will be a more naturalized/informal grouping of trees and shrubs, reinforcing the appearance of the existing natural vegetation and creating an aesthetic revegetation of the graded areas. Where necessary, a fuel modification zone will be created to reduce fire hazard for the developed areas. See Fuel Modification Sections and Open Space Buffer Exhibits III-48, III-49 and III-50.

3. **Streetscapes and Parkways**

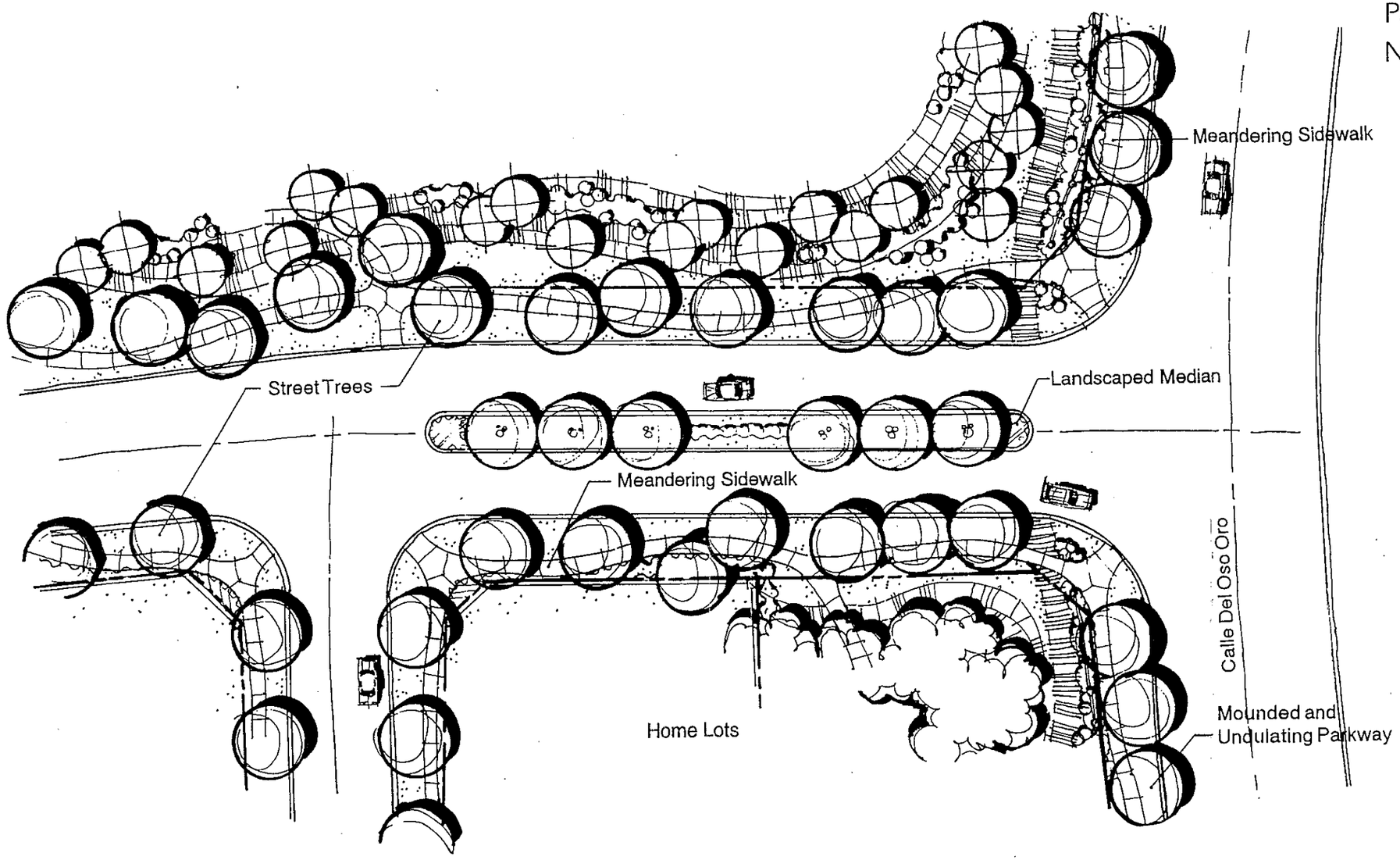
The landscape treatments for all streetscapes and parkways within Copper Canyon will create a unifying theme while establishing identifiable landscape corridors for all major arterial roads and interior residential streets.

The development of widened parkways adjacent to Calle Del Oso Oro are catalysts in creating the expansive, grand parkway statement envisioned for Copper Canyon. This primary access road shall be designed with large canopy trees and specimen oaks shading a more naturalized ground plane of enhanced and native shrubs and groundcovers. A meandering sidewalk and variable slope grading will further reinforce a naturalistic setting for the street scene along Calle Del Oso Oro.

The parkway tree planting shall be a minimum of 50 percent 15 gallon size and 50 percent 24 inch box size and larger with specimen oaks at all intersections and key landmarks. See Parkway Landscape Node, Exhibit III-44.

All public residential streets will have a landscaped strip of at least four (4) feet between the curb and sidewalk.

Parkway Landscape Node



COPPER CANYON

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SPECIFIC PLAN

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

Not to Scale

Exhibit No.: III-44

Prepared by Toadly Graphic

Residential streets shall utilize shade oriented street trees adjacent to the curbs and neighborhood sidewalks that will be separated from the streets by planted landscape parkways. The street scenes in the residential areas will create individual street characters for each of the neighborhoods through varying tree species, and offer a pedestrian friendly environment through reduced traffic speeds and separated sidewalks. All street trees shall be of 15 gallon size, spaced at one tree per lot or one tree per 60 linear feet minimum. See Streetscape Section General Local Street, Exhibit No. III-45.

Tree locations shall conform to Riverside County Street Tree Manual and quantities will remain as previously specified.

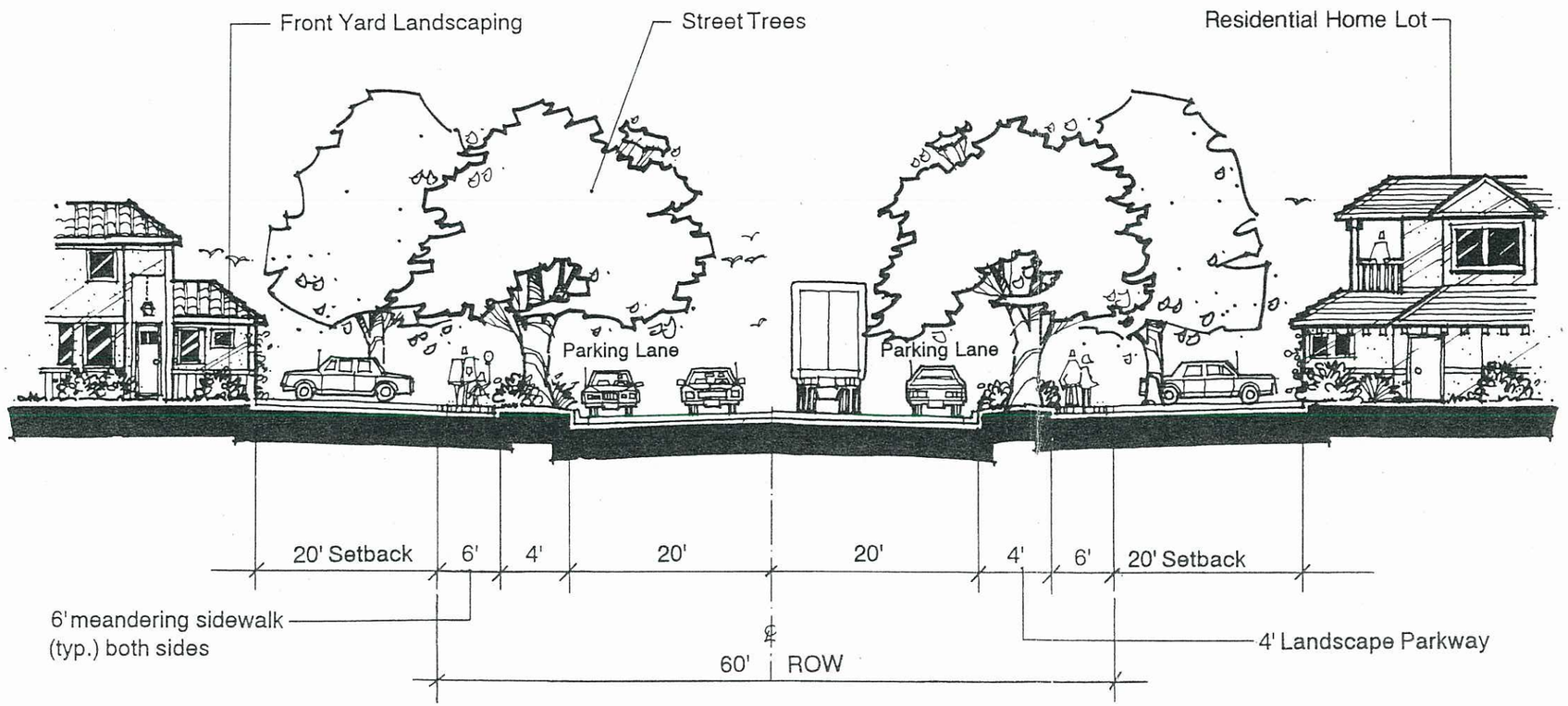
4. **Walls and Fences**

A variety of walls and fences have been designed to provide project theme continuity throughout Copper Canyon and offer solutions for a range of fencing conditions. Exhibit III-46 illustrates the community wide wall and fence plan and Exhibit III-47 shows the wall and fence elevations.

- Community Walls

  These walls are located adjacent to primary roads through out the community the walls will be solid and serve both as a noise buffer and a privacy barrier for the homes in close proximity to the arterial streets. The construction materials for the community walls include concrete masonry block, stone, stucco, and brick.

  Pilasters or boulders shall be located at each property line to help visually break up the wall mass and add variety to the parkway scene. Pilasters will have decorative caps which complement the community theme wall design. See Exhibit III-46 for location of community walls and the elevation view of the wall in Exhibit III-47.



COPPER CANYON

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SPECIFIC PLAN

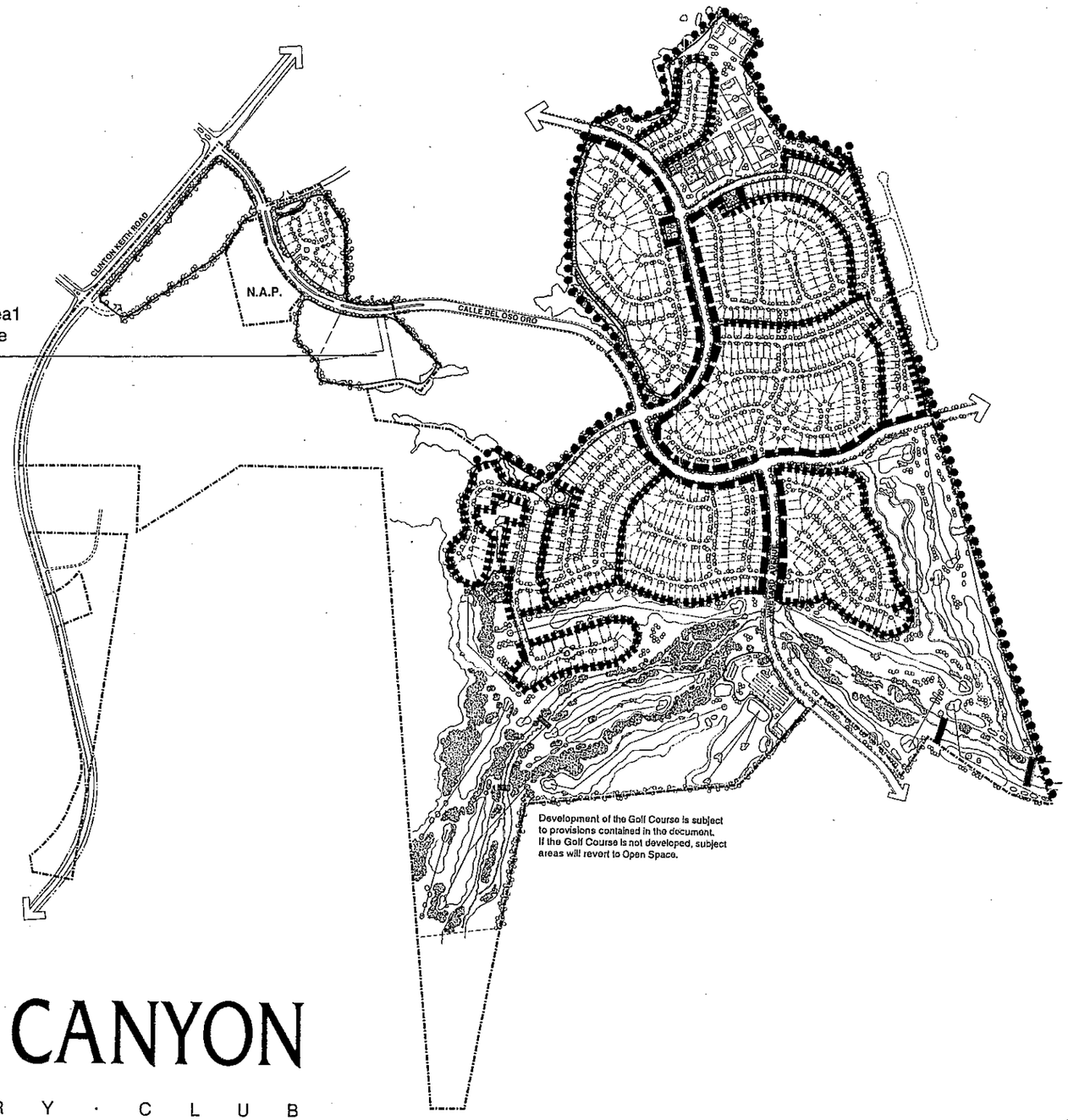
Not to Scale

Streetscape Section
General Local Street

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

Exhibit No.: III-45

Prepared by Toadly Graphic



COPPER CANYON

C O U N T R Y · C L U B

SPECIFIC PLAN

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Scale: 1" = 1000'

0 500 1000 1500Ft

Wall and Fence Plan

Solid 5' Community Wall

Community View Fence - 5' Tubular Steel

Perimeter Fence - 3-Rail Wood

This drawing to be read in conjunction with the Wall and Fence Elevations, Exhibit No.III-47)

Brian Woods & Associates

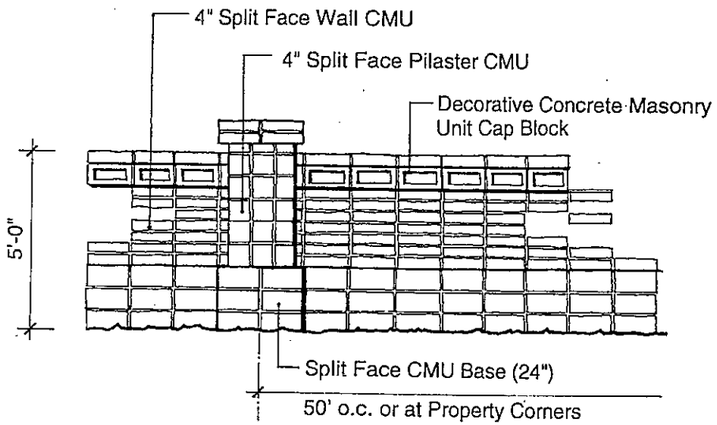
W. H. Rawlings, Inc.

Urban Logic Consultants, Inc.

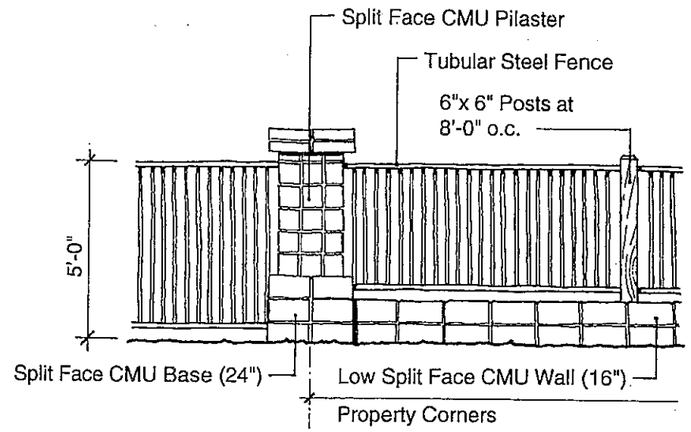
Exhibit No.: III-46

Prepared by Toadly Graphic

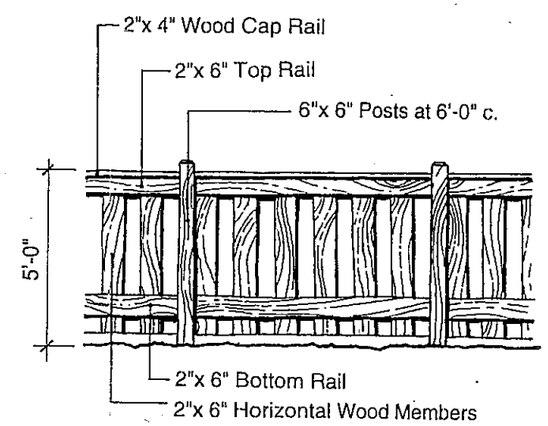
Wall and Fence Elevations



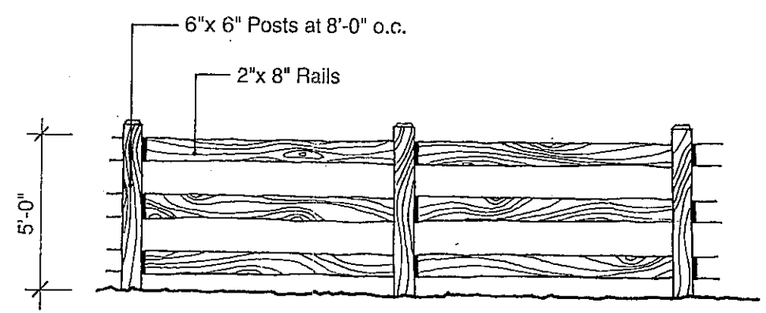
Community Wall



Community View Fencing



Side Yard Fencing



Perimeter Fence
(3 Rail Wood Fence)

This drawing to be read in conjunction with the Wall and Fence Plan Exhibit, Exhibit No. III-46)

COPPER CANYON
COUNTRY · CLUB
SPECIFIC PLAN

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

Not to Scale

Exhibit No.: III-47

Prepared by Toadly Graphic

- Perimeter Fence

  The more naturalized community atmosphere being created at Copper Canyon lends a design element which emphasizes wood products. Along with the equestrian facilities provided for through trails and open space/parks, a heavy wood rail fence is most appropriate.

  This fence treatment will define community boundaries, golf course edges (under the Golf Course Alternative), recreation trails and other key visual elements of the community where recreational theme use occur. See Wall and Fence Plan Exhibit III-46 and the fence elevation in Exhibit III-47.

- Community Fence

  The open view element of the community fence directs this design to incorporate low walls, wrought iron, wood posts, and pilasters or rock outcroppings. The fencing will be used at all rear lot property lines where views to the golf course or open space are available. Pilasters will be typically located at each property line. See Wall and Fence Plan Exhibit III-46 and the Fence Elevation in Exhibit III-47.

- Corner Walls

  All residential corner lot homes throughout the community will have a community wall paralleling the main street along the lot property lines. The walls will provide noise reduction and privacy for home owners of the lots.

  General Community Walls and Fencing Standards:

  - Fencing located between single family homes, where common side yard property lines occur, will be constructed of wood and wrought iron and will be consistent with the established community character.

- Homes overlooking the golf course (under the Golf Course Alternative), parks, or other open space areas, are encouraged to provide low walls along with the wrought iron view fence to maintain a low profile for privacy, and enhance view potentials.

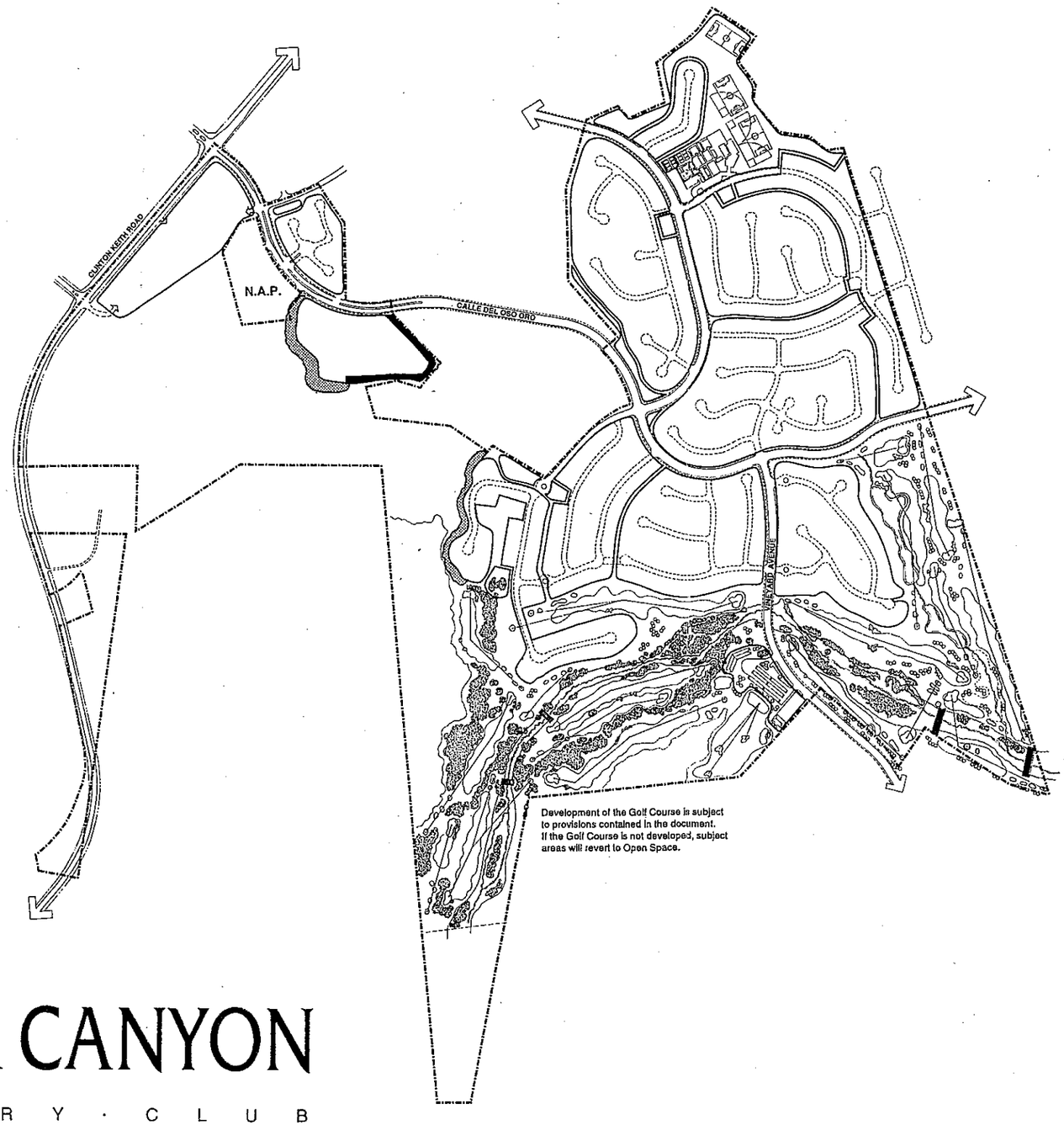
- Long runs of fencing and walls should be broken up with landscaping through clinging vines and shrub massings. Undulating and offset walls are preferred to avoid visual monotony.

5. Fuel Modification

Two fuel modification zones have been established for the areas depicted on Exhibit III-48. Within these areas specific fire safety design standards for site planning, architecture, and landscaping shall be implemented to mitigate any fire hazard that may exist between the development and the native chaparral.

- Fuel Modification Zone 1

  This area is characterized by undisturbed native chaparral on the slope areas within Copper Canyon. These areas involve grade situations where the natural slopes are lower than the residences in the developed areas of Copper Canyon. Refer to Fire Fuel Modification Plan, Exhibit III-49.



COPPER CANYON

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SPECIFIC PLAN

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Scale: 1" = 1000'

0 500 1000 1500Ft

Fuel Modification Plan

Fuel Modification Zone I

Fuel Modification Zone II

This drawing to be read in conjunction with the Fuel Modification Zone I Exhibit, Exhibit No. III-49 and the Fuel Modification Zone II Exhibit, Exhibit No. III-50

Brian Woods & Associates

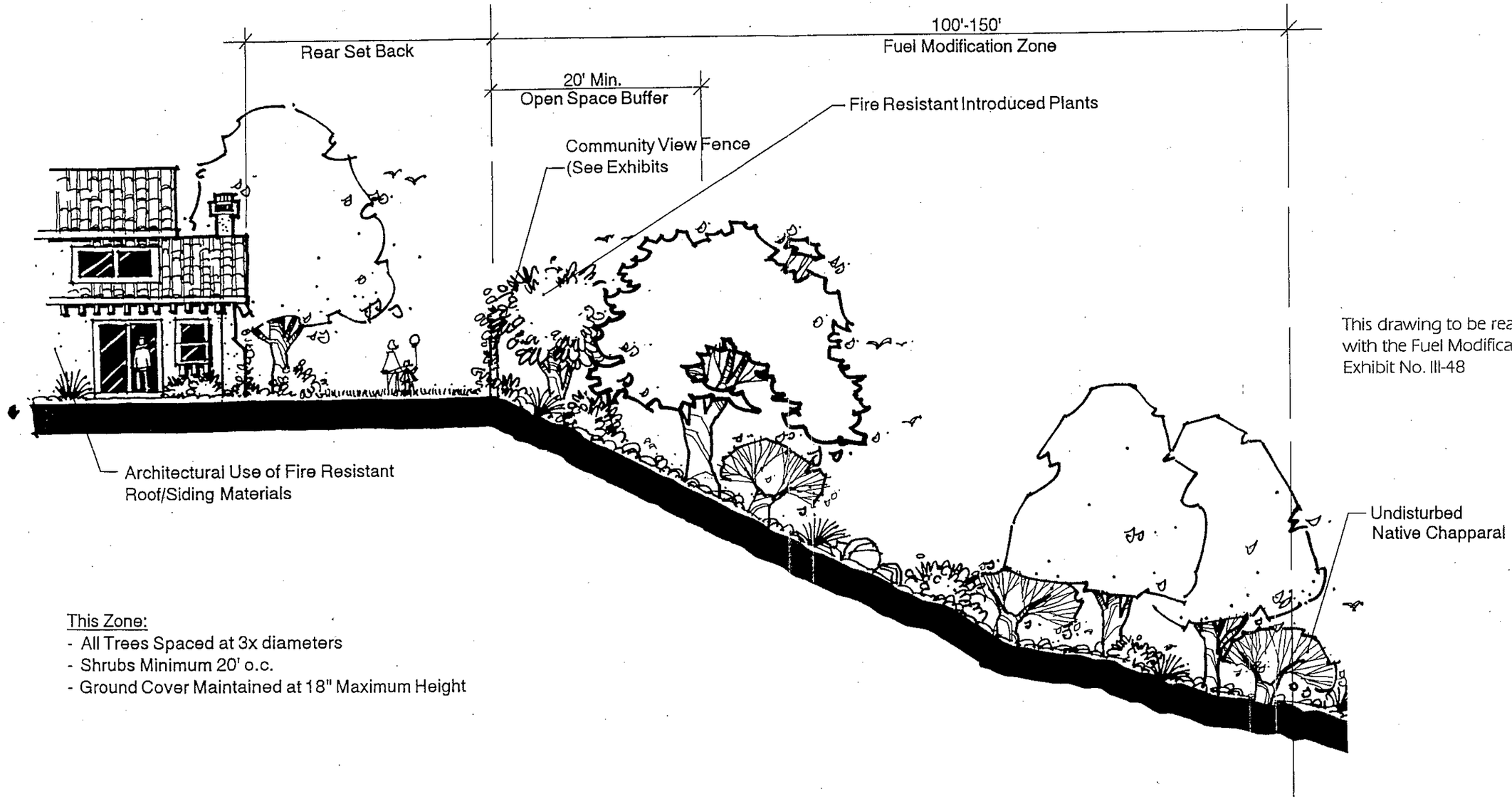
W. H. Rawlings, Inc.

Urban Logic Consultants, Inc.

Exhibit No.: III-48

Prepared by Toadly Graphic

Fuel Modification Zone I



This drawing to be read in conjunction with the Fuel Modification Plan, Exhibit No. III-48

This Zone:
- All Trees Spaced at 3x diameters
- Shrubs Minimum 20' o.c.
- Ground Cover Maintained at 18" Maximum Height

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SPECIFIC PLAN

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

Not to Scale

Exhibit No.: III-49

Prepared by Toadly Graphic

- Fuel Modification Zone 2

  This area is characterized by undisturbed native chaparral on the slope areas within Copper Canyon. This zone is typified by off-site and undeveloped areas where the natural grades are higher than the residences in the developed areas of Copper Canyon. Refer to Fuel Modification Plan, Exhibit III-50.

- Site Planning

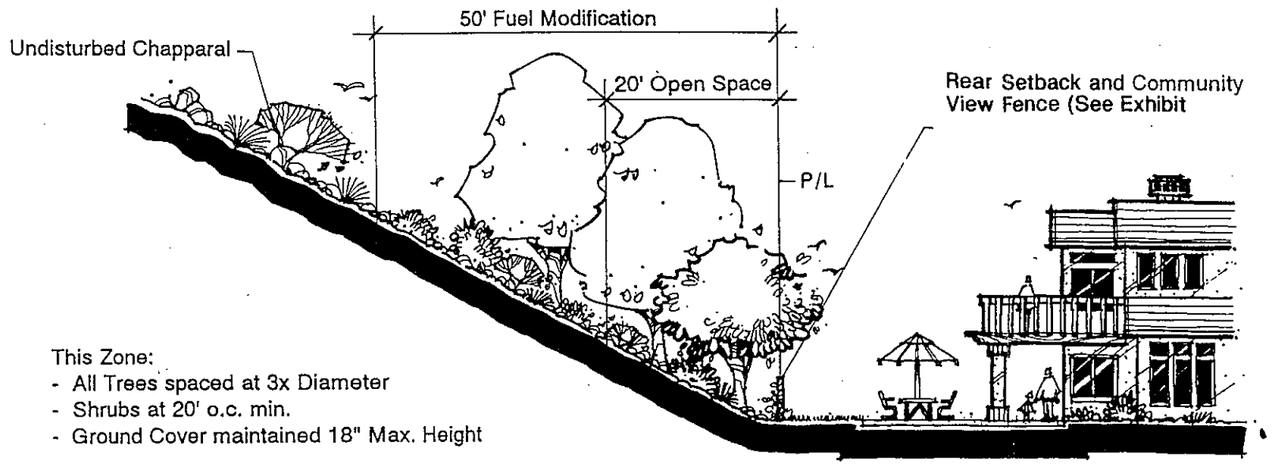
  Zone 1: This zone shall extend a minimum of one-hundred (100) feet from the adjacent residence's rear yard property line; or in case of single loaded streets provide a thirty (30) foot modification zone, each meeting the requirements listed below.

  Zone 2: This fuel modification zone shall extend for a minimum of fifty (50) feet beyond the rear yard property line of the residences. There shall be a thirty (30) foot zone on all single loaded streets in the uphill areas. Both zones shall include the requirements listed below.

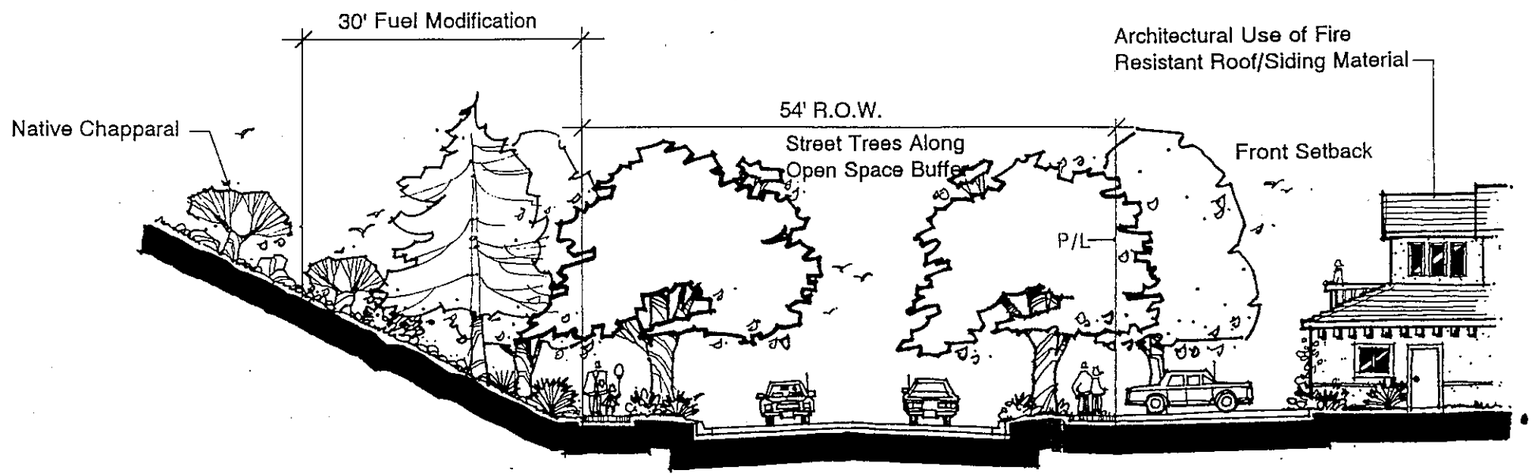
  - Provide vehicular access to the modification zone from adjacent streets at intervals of not more than 1500 feet apart. Also refer to fire equipment access requirements below.

  - When possible, provide single loaded streets with the residences constructed on the side of the street opposite the modification zone.

Fuel Modification Zone II



Adjoining A Rear P/L



Adjoining A Perimeter Street

COPPER CANYON

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SPECIFIC PLAN

Not to Scale

This drawing to be read in conjunction with the Fuel Modification Plan, Exhbit No.III-48

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

Exhibit No.: III-50

Prepared by Toadly Graphic

- Architecture

  The row of houses immediately adjacent to the modification zone shall be designed of the following standards:

  - Setbacks from the rear property line on lots adjacent to the modification zone shall be approved by the Murrieta Fire Protection District.
  - Slant roof lines to facilitate the movement of heat over the house.
  - Roof overhangs shall be approved by the Murrieta Fire Protection District to the issuance of building permits.
  - Fire resistant roofing materials shall be approved by the Murrieta Fire Protection District prior to issuance of building permits.
  - Rear yard structures shall be constructed of a non-flammable material or approved by the Murrieta Fire Protection District.
  - Stucco or other non-flammable siding material of at least one hour fire resistance rating shall be used.

- Landscaping

  The undisturbed slope areas within fuel modification zones shall be treated with the following manner:

  - Remove all natural vegetation with a high fire hazard classification, dead brush and trees. Refer to plant list in this section.
  - Prune specimen oak trees to reduce the amount of potential fire fuel and keep the trunk areas clear of branches up to 6 feet minimum above ground.

- Prune all remaining plant species to a maximum height of eighteen (18) inches. In areas where the natural slope is 2:1 or greater, some larger shrubs and trees shall remain to reduce the hazard of slope failure. Trees that remain must be spaced at three (3) times their diameter and the branches pruned to a minimum of six (6) feet off the ground. Shrubs that remain must be no closer than twenty (20) feet on center.

- Manufactured slopes within Modification Zone 2:

  - Plant all manufactured cut or fill slopes with plant materials of fire retardant and low fuel volume characteristics. Refer to Plant lists B&C.

  - Except for trees and larger shrubs of a fire safe nature, (planted for slope stabilization), maintain all other plantings to a maximum height of eighteen (18) inches.

  - Maintenance

The modification area within the development boundary shall be maintained by the City of Murrieta Community Services District.

Table III-6
Fuel Modification Plant List for Copper Canyon

Plant List A1
High Fire Hazard Native and Introduced Species

Botanical Name	Common Name
Adenostema fasciculatum	Chamise
Adenostema sparsifolium	Red Shanks
Artemisia californica	California Sagebrush
Bamboos	Cedars
Cedrus species	Cypress
Cypressus species	Common Buckwheat
Eroiogonum fasciculatum	Eucalyptus
Eucalyptus species	Junipers
Pinus species	Pines
Rosemarinus species	Rosemary
Salvia species (except as noted below)	Sage

Plant List B1
Low Growing Native Species, Moderate to High Fire Retardance

Botanical Name	Common Name
Eriophyllum species	Yarrow
Eschscholzia californica	California Poppy
Lotus scoparius	Deerweed
Lupinus species	Annual Lupines
Minulus species	Monkey Flower
Penstemon species	Penstemon
Salvia colubariae	Chia
Salvia sonomensis	Creeping Sage
Trichostema lanatum	Wooly Blue Curls
Zauschneria species	California Fuchsia

Table III-6 continued...

Plant List C1
Low Growing Introduced Species,
High Fire Retardance (Under 3 Feet Tall)

Botanical Name	Common Name
Carpobrotus species	Sea Fig
Delosperma alba	White Trailing Ice Plant
Drosanthemum floribundum	Rosea Ice Plant
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Croceum Ice Plant
Santolina chamaecyparissus	Lavendar Cotton
Santolina virens	Green Santolina

Low Growing Introduced Species,
Moderate Fire Retardance (Under 3' Tall)

Botanical Name	Common Name
Acacia ongerup	Acacia
Arctotheca calendula	Cape Weed
Artemisia caucasica	Caucasian Artemisia
Atriplex cuneata	Castlevalley Saltbush
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Prostrate Baccharis
Ceonothus griseus horizontalis	Carmel Creeper Ceanothus
Cistus crispus	Rockrose
Cistus salvifolius	Sageleaf Rockrose
Gazanis rigens leucolaena	Trailing Gazania
Lippia canescens	Lippia
Myoporum parvifolium	Myoporum
Osteospermum fruticosum	African Daisy
Trifolium fragiferum	O'Connors Legume
Vinca species	Periwinkle

Table III-6 continued...

Acceptable Trees and Shrubs
(Over 3' Tall)

Botanical Name	Common Name
Arctostaphylos species	Manzanaita
Ceratonia siliqua	Carob
Cistus Villosus	Purple Rockrose
Heteromeles arbutifolia	Toyon
Laurus Nobilis	Sweet Bay
Pittosporum species	Pittosporum
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Robnia pseudoacacia	Black Locust

- Fire Department Equipment Access Requirements

  Whenever access into private property is controlled through the use of gates, barriers, guard houses or similar means, provisions shall be made to facilitate access by emergency vehicles in a manner approved by the Fire Department. All controlled access devices that are power operated shall have a radio controlled over-ride system capable of opening the gate when activated by a special transmitter located in emergency vehicles. All controlled access devices that are not power operated shall also be approved by the Fire Department. Minimum operating width shall be twelve (12) feet with a minimum vertical clearance of thirteen (13) feet six (6) inches.

6. Front Yard Landscaping

Front yard landscaping will be provided by developers and builders for all tract home lots within Copper Canyon. The landscape treatment will generally be from the face of the unit or front garden wall to the street and along side yards that are visible from the adjacent streets.

Custom home lots will also be landscaped in the front yard areas upon completion of the home construction by the homeowner.

Refer to Exhibit III-51 for typical front yard landscaping of single family homes.

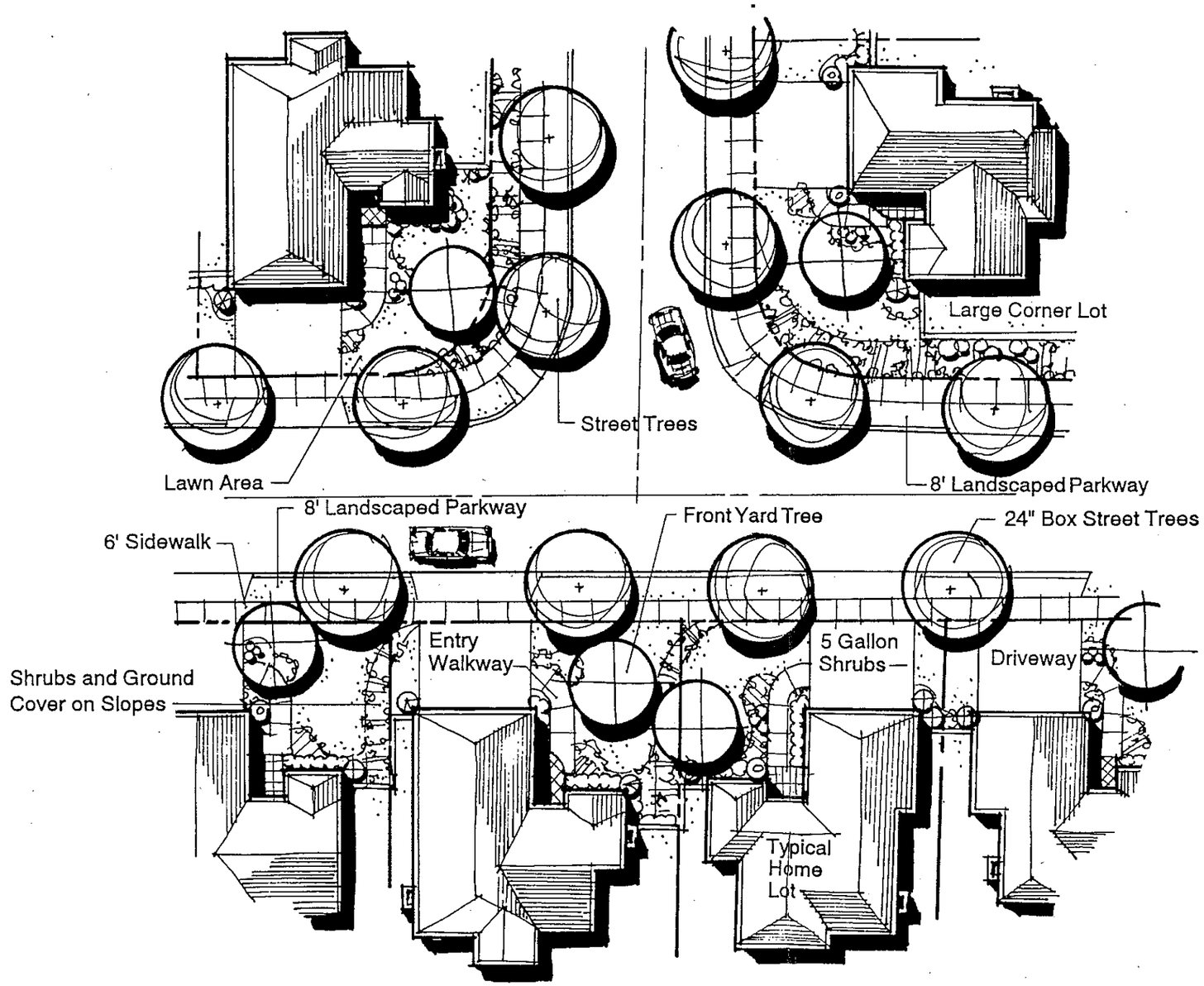
7. **Oak Tree Preservation**

A important characteristic of the Copper Canyon site is the presence of significant numbers of Coast Live Oak (Quercus agrifolia) and Engelmann Oak (Quercus Engelmannii). The Engelmann Oak is especially important, as it is a variety particular to the Santa Rosa Plateau. These trees are recognized as an important historical element of the site and much effort has been made to preserve all specimens wherever feasible.

- Preservation by Planning

  A survey of the site has been conducted to determine the number, location, and condition of the existing oaks. The total quantity of specimens existing on the site is 700.

  The project plan has been designed to preserve the existing oak trees and impact their immediate environment as little as possible. This was accomplished by locating small parks and street medians around the trees and planning residential lots away from them (see Exhibit III-7, Oak Tree Preservation). Approximately ten oaks are expected to be relocated within the project site.



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Not to Scale

Front Yard Landscaping

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

Exhibit No.: III-51

Prepared by Toadly Graphic

- Replacement

While preliminary designs indicate that no oak trees will be removed, more detailed subdivision and plot plan design could necessitate the removal of some additional trees. In the event of removal, oak trees will be replaced at a minimum of ten new oaks for every one removed. The new oaks will be planted in clusters and grouped with existing oaks. The ground surface under existing and newly planted oaks will be mulched to the drip line of the trees with no shrubs or groundcovers planted in the areas. Also the new oaks will be watered with a drip irrigation system during their acclimation period. Irrigation around the existing oaks shall be controlled to avoid surface watering to the root zone so as not to jeopardize their survival.

Replacement oaks will only be Engelmann and Coast Live Oaks grown from native stock from the Santa Rosa Plateau and neighboring communities with similar climatic conditions.

- Protection of Existing Oaks

The oaks that remain on the site must be carefully protected during construction and their needs accommodated in the design of the community. Native oaks are very susceptible to damage from over watering, changes in ground water and soil compaction.

- Management Program

A detailed tree management program based upon the site survey and assessment shall be developed. It shall be structured to be implemented in phases and adaptable to testing. The results of all program efforts shall be carefully monitored and modifications made when found to be necessary. The program shall provide for the immediate protection of all of the old oaks on the site with particular attention given to groves in the vicinity of construction. All traffic and

recreation activity shall be excluded from the areas until provision has been made to adequately mitigate the impacts of normal use.

- Protection During Construction

  The following measures shall be taken during development of the project to protect the oaks:

  - Where feasible, a protection area should be established for each tree which extends from the trunk outward to a distance of 1.5 times the radius of the tree crown.

  - Protect the trees by surrounding groups or individual with a fence during construction. The fence shall be 100 feet from the trees and in no case closer than the edge of the drip lines.

  - If it is necessary to grade within one side of the oak tree dripline, no more than 25% of the area around the tree shall be disturbed.

  - If it is necessary to build a wall or retaining wall near an oak, a non-continuous footing with occasional openings shall be used to allow roots to grow.

8. Plant Palette

The following palette of plant materials is intended to provide a guideline for material selection for each of the landscaped situations at Copper Canyon. The palette has been created to give greater continuity to the community landscape treatments while providing a selected list of plants that are appropriate not only to the project design theme but to the climatic and soil conditions, and the concern for water conservancy and maintenance.

The plant lists have been categorized into identifiable landscape areas, each having specific landscape requirements. The plants found on each of the lists are compatible with each

other and consistent with the overall community theme. The plant materials also have characteristics that make them appropriate for their specific landscape uses. The following are categories for the different landscape treatment areas in Copper Canyon:

- Community Entries and Monument
- Neighborhood Entry Areas
- Recreation and Equestrian Trails
- Landscape Buffers and Slopes
- Street Trees
- Neighborhood Parks and Recreation Center
- Wildlife Corridor

- Community Entries and Monuments

The Copper Canyon community entries and monument areas are located in prominent visual areas and create statements of arrival and community identity. The planting for these areas shall be designed to establish the landscape theme for entire community.

Fifty (50) percent of the trees selected for these areas shall be 24" box size or larger. The minimum tree size shall be fifteen gallon. The shrubs shall be fifty (50) percent five gallon size or larger with the small border plants at one gallon size. All areas shall have permanent automatic irrigation systems with water conservative sprinkler heads and extensive use of drip irrigation. The landscape architect shall design landscape treatments basing selection from Plant List "A".

Table III-7
Copper Canyon Plant Palette

Plant List "A"

Botanical Name	Common Name
Trees:	
Pistacia chinensis	Chinese Pistache
Lagerstroemia indica	Crape Myrtle
Pinus species	Pine
Platanus species	Sycamore
Quercus species	Oak
Sequoia sempervirens	Redwood
Shrubs:	
Abelia grandiflora	Glossy Abelia
Cistus	Rockrose
Cocculus laurifolius	Laurel-leaf Cocculus
Dietes vegetus	Fortnight Lily
Escallonia fradesii	Escallonia
Euonymus species	
Gamolepis chrysanthemoides	
Ligustrum species	Privet
Raphiolepis indica	Indian Hawthorne
Santolina species	Lavender Cotton
Viburnum species	
Vines:	
Clytostoma callistegiodes	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Jasminium polyanthum	Pink Jasmine
Macfadyena unguis-cati	Cats Claw Vine
Groundcover:	
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Drosanthemum hispidium	Ice Plant
Gazania	
Lampranthus spectabilis	Trailing Ice Plant
Lippia repens	Lippia
Lobularia maritima	Sweet Alyssum
Myoporum parvifolium	Pink Trailing Myoporum

- Neighborhood Entry Areas

The neighborhood entries are gateways from the primary arterial roads to the individual neighborhood streets. These entry areas shall convey the same character as the community entries and monuments except at a smaller scale.

Fifty (50) percent of the trees shall be a minimum of 24" box size and all other trees shall be a minimum fifteen gallon size. Fifty (50) percent of the shrubs shall be a minimum size of five gallon and the remainder to be one gallon size plants. The landscape architect shall design landscape treatments basing selection form Plant List "B".

Table III-8
Copper Canyon Plant Palette

Plant List "B"

Botanical Name	Common Name
Trees:	
Circis species	Redbud
Lagerstroemia indica	Crape Myrtle
Prunus species	Plum and Cherry
Pyrus calleryana	Ornamental Pear
Quercus species	Oak
Shrubs:	
Abelia grandiflora	Glossy abelia
Calliandra Tweedii	Trinidad Flamebush
Cocculus laurifolius	Laurel-leaf Cocculus
Dietes vegeta	Fortnight Lily
Escallonia fradesii	
Gamolepis chrysanthemoides	
Ligustrum japonica	Privet
Raphiolepis indica	Indian Hawthorne
Santolina species	
Viburnum species	
Vines:	
Clytostoma callistegiodes	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Jasminium polyanthum	Pink Jasmine
Macfadyena unguis-cati	Cats Claw Vine
Groundcover:	
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Drosanthemum hispidium	Ice Plant
Gazania	
Lampranthus spectabilis	Trailing Ice Plant
Lippia repens	Lippia
Lobularia maritima	Sweet Alyssum

- Recreation and Equestrian Trails

  This trail system meanders through the major open space areas of Copper Canyon and connects many of the open space/parks to each other and to the individual neighborhoods. The landscape design for the trails shall be consistent with the adjacent landscaped areas and shall blend into the existing chaparral areas wherever possible. All trees shall be a minimum of five gallon size except for eucalyptus varieties which may be planted from liners or one gallon containers. Refer to plant list "C" for naturalized plant varieties for this area and plant list "D" for transition plants adjacent to enhanced landscape areas.

Table III-9
Copper Canyon Plant Palette

Plant List "C"

Botanical Name	Common Name
Trees:	
Arbutus unedo	Strawberry Tree
Ceratonia siliqua	Carob Tree
Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Eucalyptus sideroxylon	Red Iron Bark
Eucalyptus rudis	Desert Gum
Pinus species	Pines
Platanus racemosa	California Sycamore
Prosopis species	Mesquite
Quercus species	Oak
Shrubs:	
Ceonothus species	
Cistus	Rockrose
Eschscholzia californica	California Poppy
Heteromeles arbutifolia	Toyon
Plumbago auriculata	Cape Plumbago
Rhus ovata	Sugar Bush
Santolina species	Lavender Cotton
Groundcover:	
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Eriogonum fasciculatum	Common Buckwheat
Rosmarinus officinalis prostratus	Prostrate Rosemary

- Landscape Buffers and Slopes

Three major landscape buffers are reflected in the Copper Canyon Specific Plan area. These landscaped buffers and slopes consist of the following treatments: Open Space Buffers, Golf Course Buffers (under the Golf Course Alternative), and Land Use Buffers. These buffers are intended to reduce and soften the impact between different land use areas. For example, the open space buffer is designed to buffer open space areas from more intense land uses such as schools, parks, and residences. The golf course buffer is designed to buffer the impact of the developed areas from the golf course while providing visual openings to the course from the developed areas.

The land use buffer is designed to buffer different land use intensities such as medium-high density housing to low density or commercial to medium-high density. Plant materials for buffers shall be selected from plant list "D". All trees shall be a minimum five (5) gallon size except for Eucalyptus varieties which may be planted from liners, or one gallon containers.

Table III-10
Copper Canyon Plant Palette

Plant List "D"

Botanical Name	Common Name
Trees:	
Ceratonia siliqua	Carob Tree
Cercis occidentalis	Wester Redbud
Eucalyptus spathulata	Narrow-leaved Gimlet
Eucalyptus sideroxylon	Red Iron Bark
Eucalyptus rudis	Desert Gum
Pinus eldarica	Mondell Pine
Pinus Pinea	
Platanus Racemosa	California Sycamore
Schinus Molle	California Pepper
Sequois sempervirens	Coast Redwood
Shrubs:	
Abelia grandiflors	Glossy Abelia
Acacia redolens	Prostrate Acacia
Arbutus unedo	Strawberry Tree
Arctostaphylos species	Manzanita
Ceonothus species	
Dietes bicolor	Fortnight Lily
Eleagnus pungens	Silverberry
Heteromeles arbutifolia	Toyon
Laurus nobilis	Sweet Bay
Phormium tenax	New Zealand Flax
Rhamnus californica	California Coffeeberry
Groundcover:	
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Drosanthemum hispidium	Ice Plant
Gazania	
Lampranthus spectabilis	Trailing Ice Plant
Lippia repends	Lippia
Lobularia maritima	Sweet Alyssum
Myoporum parvifolium	Pink Trailing Myoporum

- Street Trees

The street tree element in Copper Canyon plays an extremely important role in creating the design theme of the neighborhood streets, and the hierarchy of street patterns, (from major arterial roads to interior residential streets). The landscape layout shall establish identifiable corridors for these areas. The major arterial roads shall be designed with clusters of large canopy trees and specimen oaks. The interior residential streets will also utilize the large canopy trees in the landscape parkways creating a shaded street character for the neighborhoods. All neighborhood street trees shall be 24" box size minimum and spacing shall be one (1) tree per 40 linear of parkway. Fifty (50) percent of all parkway trees along arterial and collector roads shall be a minimum of 24" box spaced one (1) tree (minimum) per 60 linear feet of parkway. Refer to Plant List "E" for plant selection keyed to major arterial roads and collector streets, and general local streets.

Table III-11
Copper Canyon Plant Palette

Plant List "E"

Botanical Name	Common Name
Major Arterial Roads & Collector Streets (Parkway Trees, 50% in 24 inch boxes located 60 feet apart)	
Trees:	
Fraxinus Velutina "Rio Grande"	Fan-Tex Ash
Lagerstreomia indica	Crape Myrtle
Platanus species	Sycamore
Pinus species	Pine
Quercus species	Oak
Sequoia Sempervirens	Coast Redwood
Ulmus species	Elm
General Local Streets (Neighborhood Trees, all in 24 inch boxes located 40 feet apart)	
Trees:	
Chorisia speciosa	Floss Silk Tree
Fraxinus oxycarpa "Raywoodi"	Raywood Ash
Fraxinus velutine "Rio Grande"	Fan-Tex Ash
Liriodendron tulipifera	Tulip Tree
Liquidamber styraciflua	American Sweet Gum
Melia azedarch "umbraculiformis"	Texas Umbrella Tree
Pinus species	Pine
Pistacia chinensis	Chinese Pistache
Platanus acerfolia "Bloodgood"	London Plane Tree
Prunus species	Flowering Cherry
Pyrus calleryana "Bradfordii"	Bradford Pear
Quercus species	Oak
Sequoia Sempervirens "Aptos Blue"	Aptos Blue Redwood
Ulmus parvifolia	Evergreen Elm

- Neighborhood Parks

The Neighborhood Parks in Copper Canyon provide a variety of passive and active recreational opportunities. Plant List "F" represents a broad spectrum plant sizes, textures, colors, and forms. The plant materials have been selected for their hardiness, drought tolerance, and character; all qualities that will be consistent with the Copper Canyon community theme. Fifty (50) percent of all park trees shall be 24" box size or larger with all remaining trees to be a minimum of fifteen gallon. Fifty (50) percent of all shrubs are to 5 gallon size minimum with all others to be 1 gallon. Refer to Plant List "F" for park plant material selection.

Table III-12
Copper Canyon Plant Palette

Plant List "F"

Botanical Name	Common Name
Trees:	
Ceratonia siliqua	Carob Tree
Pistacia chinensis	Chinese Pistache
Pinus species	Pine
Platanus species	Sycamore
Populus fremontii	Western Cottonwood
Pyrus calleryana "Bradfordi"	Bradford Pear
Quercus species	Oak
Salix Babylonica	Weeping Willow
Sequoia sempervirens	Coast Redwood
Shrubs:	
Ceonothus species	Ceonothus
Cocculus laurifolius	Laurel-leaf Cocculus
Escallonia fradesii	Escallonia
Eschscholzia californica	California Poppy
Heteromeles arbutifolia	Toyon
Ligustrum species	Privet
Laurus nobilis	Sweet Bay
Plumbago auriculata	Cape Plumbago
Phormium tenas	New Zealand Flax
Raphiolepis indica	Indian Hawthorne
Santolina semvirens	Lavender Cotton
Viburnum species	
Xylosma congestum	Shiny Xylosma
Groundcover:	
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Lobularia maritima	Sweet Alyssum
Myoporum parvifolium	Pink Trailing Myoporum

- Wildlife Corridor

An important biological resource area, called Cole Creek, runs through the southern portion of Copper Canyon. This area shall be maintained as a viable wildlife corridor and will connect the southerly most canyon draw to the eastern boundary edge of the property. This continual stretch of riparian land will encourage the movement and habitation of wildlife throughout the area. The following plant list has been selected to reflect this specific purpose. Much of the plant material in this area will be transplanted cuttings from an existing plant source. If existing plant resources are limited or not available for propagation, all planting shall be from liners or one gallon materials for all shrubs. Fifty (50) percent of all trees shall be five gallon size or larger. Selection of plant material is to be based from Plant List "G" with supplemental plant material to be determined by project biologist. All planting areas shall be established through a strict planting and maintenance schedule providing for temporary irrigation of plant material during the acclimation period.

Table III-13
Copper Canyon Plant Palette

Plant List "G"

Botanical Name	Common Name
Trees:	
Alnus rhombifolia	White Alder
Arbutus unedo	Strawberry Tree
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Salix species	Willow
Sambuccus mexicana	Elderberry
Shrubs:	
Artemesia californica	California Sagebrush
Ceonothus species	Ceonothus
Baccharis species	
Heteromeles arbutifolia	Toyon
Plumbago auriculata	Cape Plumbago
Ribes speciosum	Flowering Gooseberry
Rosa californica	
Groundcover:	
Arctostaphylos uva-ursi	Bearberry
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Coyote Bush
Ceonothus griseus horizontalis	Carmel Creeper
Eriogonum fasciculatum	Common Buckwheat

B. Landscape Standards

The planting concept for Copper Canyon is to emulate and reinforce the naturalized landscape feeling of the existing hillsides and meadowland areas of the project site. The extensive use of indigenous plants and drought tolerant species will create a strong unifying theme blending the developed landscape into the natural surroundings. The following standards shall apply to all landscaped areas within the Copper Canyon Specific Plan area.

- All trees and shrubs shall be planted in informal/ random groupings to provide focal points and accents, frame open spaces, and provide visual relief to the development's silhouette.

- Each neighborhood will establish a unique landscape design character while maintaining consistency with the overall community design theme.

- Drought and frost tolerant plant materials are proposed and recommended for all landscaped areas within Copper Canyon. Plant material in the fuel modification zone shall be low fuel varieties and native in character.

- Plant materials shall be used to screen parking areas and accessory structures (such as utilities) wherever possible.

- Three-way intersections terminating in residential areas shall be heavily planted to mitigate headlight glare and to accentuate the ending of the street pavement.

- Plant materials selection shall be based from the previous plant lists and shall be located appropriately with regards to soil condition, sun exposure, wind, and water requirements.

- Slope plantings shall consist of low maintenance trees, shrubs, and groundcovers. Turf areas shall be kept to a minimum and where implemented are not to exceed a 4:1 slope; 5:1 or greater is preferable.

Irrigation

- All landscaped areas shall be watered with an automatic, underground irrigation system. Manual systems may be used for single family front, side, and rear yards.

- Community streetscapes and facilities shall be watered with an automatic, low precipitation irrigation system and shall incorporate the use of drip irrigation wherever possible.

- Fuel modification and transitional open space areas shall have on-grade automatic irrigation systems that provide for the plants establishment and periodic supplemental water during the summer months (June through September). This system shall be a combination of minimal low precipitation spray heads and drip irrigation for establishment of all trees and larger plant material.

- All landscape irrigation systems are to be designed to provide the adequate water needs of all plant materials in the various conditions while minimizing water run-off and excessive discharge. Irrigation backflow prevention devices and controllers shall be located installed and screened with appropriate plant material to minimize their visibility.

Landscape Maintenance

- All community common landscaped areas, parkways, and medians, (except in residential neighborhoods), shall be maintained by a Community Service District (CSD), or other entity as approved by the Director of Building and Safety. The parkways in front of home lots shall be maintained by the individual homeowners. All maintenance of common landscaped areas is to be done by a professional landscape maintenance company and is to meet the high quality standards established through the landscape designs and the construction documents. Automatic irrigation systems shall be routinely inspected and maintained to insure proper

operating conditions at all times. Landscape maintenance specifications shall address the following:

Watering
Fertilization
Trimming, Pruning, and Mowing
Herbicide/Pesticide Programming
Weed and Debris Clean-up

- Landscapes within planned unit developments shall be maintained by a professional landscape maintenance company under a separate governing party other than CSD. Single family neighborhoods will not have an overall maintenance association, therefore minimal landscape maintenance standards will be established in the community CC&R's for front yards, parkways, slopes , and side yards adjacent to streets. Each property owner will be responsible for maintaining their property in accordance with the CC&R requirements to be established.

- All golf course and clubhouse landscaping shall be maintained by the golf course maintenance crews.

- Landscaping within private (gated) neighborhoods shall be maintained by a homeowners association established specifically for that particular neighborhood.

G. Administrative Review

Construction of a specific plan project is not made within the context of a "snapshot" time frame. A specific plan is often developed over a time period of ten (10) years or greater. Recognizing these conditions, it becomes prudent, if not an absolute necessity, to have a mechanism available which will accommodate changing economic, market and financial conditions.

The following areas of administrative plan review shall not necessarily involve a public hearing, specific plan amendment or substantial conformance approval unless otherwise directed by the Planning Director. Due to the extensive nature of specific plan and environmental impact report review procedures, it is desirable to permit certain entitlement review activities to be administrative, unless compelling evidence exists which indicates a need for further environmental or public review.

1. Density Transfer

In order to allow for density flexibility and residential diversity, the transfer of dwelling units from one residential category to another within the Specific Plan may be approved as part of this Specific Plan approval process or the Tentative Map approval process. Transfers of density shall be based on evidence that the proposed transfer would substantially improve spatial or functional relationships or would materially increase the quality of the land use, circulation or conservation pattern thereof would improve the economic viability of the neighborhood. An increase in the number of dwellings must always be accompanied by a corresponding decrease in dwellings within a planning area in another area. The use of this transfer method shall not result in an increase in dwelling units of more than 50%. Any transfer of density from one planning area to another shall require City Council review and approval, and all applicable statistics and exhibits shall be revised accordingly.

2. Intensification

Intensification of the minimum indicated residential lot size within an individual planning area may be permitted when a physical constraint makes development of portions of the planning area physically or economically infeasible. Constraints may include, but are not limited to, steep topography, grading, soils, drainage, archaeological, paleontological or biological impacts. Under these circumstances, a lot size smaller than indicated may be built on the remaining unaffected portions in order to achieve the maximum number of units for the project. Approval of intensification will be based upon the proposal's consistency with the overall land use and design

objectives of the Specific Plan, and shall be subject to City Council review.

3. **Area and Boundary Adjustments**

Planning area boundaries, as displayed on the Specific Land Use Development Plan and other exhibits on this specific plan are approximate and not precise. Precision is limited by the scale at which the exhibits are drawn. Precise planning area boundaries and acreages shall be established in conjunction with the review and approval of tentative tracts, parcel maps, plot plans and lot line adjustments. Boundary and acreage variations shall be permitted subject to the approval of the Planning Director or designated representative.

4. **Miscellaneous Approvals**

The following approvals may be required as conditions for implementing projects. These approvals shall be subject to administrative review unless otherwise required by City Ordinances in effect at the time of adoption of the specific plan and development agreement.

- Architecture and Landscaping Plans;
- Open Space, Park and Recreation Plot Plans
- Grading Plans
- Golf Course Grading Plans
- Improvement Plans
- Master Phasing and Unitization Plans
- Sales Information Plot Plans
- Natural Resource Management Plan
- Biological Resource Conservation Plan
- Mitigation Monitoring Reports
- Other Facilities Deemed Appurtenant or Accessory to Specific Plan Land Uses

- The addition of textural or graphic information to the specific plan which do not significantly alter the spatial relationship of land uses

- Changes in the location or nature of public facilities or infrastructure which do not increase the density of the project or significantly alter the spatial relationship of land uses

- The reduction in density and/or units at the final subdivision map stage as a result of the increase in lot size.

- Lot line adjustments

H. Discretionary Approvals

1. Vesting Tentative Tract Maps

Riverside County Ordinance 460, which in part implements the Subdivision Map act and has been adopted by the City of Murrieta, was amended to include the designation of Vesting Tentative Tract Map on December 17, 1985. The purpose of the vesting tentative tract map, upon receipt of a complete application and approval, guarantees the developer, person or agent the ability to proceed with the proposed development in accordance with City Standards, Policies and Ordinances in effect at the time of the approval.

A vesting tentative map is analogous to a typical subdivision map in design parameters and content, but must be clearly labeled as a vesting tentative map.

The four (4) phased Copper Canyon Specific Plan is written according to current City Standards, Policies and Ordinances. Vesting tentative tract map status will be requested for each of the four (4) master phasing areas to ensure that project implementation is carried out in a consistent manner and is congruent to specific plan standards. Impacts and mitigation measures associated with the vesting tentative tract maps and the specific plan are the subject of this document.

2. Public Uses

Public uses other than those specifically identified for the specific plan shall be permitted subject to review and approval by the City in accordance with the regulations set forth in Appendix A. Impacts and mitigation measures associated with future public uses are the subject of this document, in a broad sense; however, the City may require further environmental assessment when the public use permits are filed. All proposals shall be reviewed for consistency with the intent of the specific plan in terms of land use compatibility and for consistency with specific plan standards and features as well as consistency with the General Plan.

3. Financing and Conveyance Parcel Map

A Financing and Converance (or Schedule"I") Parcel Map approval may, subject to the provision for such maps by the Municipal Code, be requested to parcelize the specific plan area for financing purposes in accordance with County Ordinance 460. The map will propose divisions of land greater than or equal to twenty (20) acres in size corresponding, sometimes in

conglomerate form, to specific plan planning areas. The parcel map will set legal dedications for the primary circulation system and will provide legal parcels for sale upon recordation. Impacts and mitigation measures associated with this Parcel Map are the subject of this document.

4. **Specific Plan Amendment**

An amendment to the Specific Plan may be required for the following circumstances:

- The addition or alteration of textual or graphic information to the specific plan which significantly alters the spatial relationship of land uses.
- Significant changes to the Architectural Guidelines or Landscaping Guidelines.
- Significant changes in proposed mitigation measures.

IV. General Plan Consistency Assessment

IV. General Plan Consistency Assessment

The analysis which follows assesses the consistency of the Copper Canyon Specific Plan with the pertinent policies as contained in the adopted City of Murrieta General Plan and its individual elements. The analysis is provided on an element-by-element, policy-by-policy basis, of the eight elements contained in the General Plan.

Under each element, the relevant policy (or group of related policies) is recited and is subsequently followed by an assessment of the project's consistency with the applicable policy(ies).

The conclusion of the analysis is that the Copper Canyon Specific Plan is largely consistent with the specific policies of the General Plan, but, more importantly, is wholeheartedly in keeping with spirit and intent of the Murrieta General Plan.

LAND USE ELEMENT

Goals, Objectives, and Policies

Goal LU-1 - Balanced Community

A balanced distribution and orderly growth of residential, commercial, industrial, recreational, civic, and open space land uses.

Objective LU-1.1 ***Residential Land Uses:*** Residential land use designations will provide for a wide range of densities to ensure opportunities for all types of housing.

Policies:

LU-1.1a Provide residential districts to accommodate equestrian and rural residential, attached and detached single-family, and multi-family developments.

Assessment: The Copper Canyon Specific Plan provides a variety of single family detached residential land uses and housing opportunities on lots ranging from 5,000 square feet to multi-family development to more than one-half acre. The Land Use Plan is based upon and reflects careful consideration of such factors as housing market trends, adjacent residential development, infrastructure availability and sensitivity to the site's physical environment. Additionally, the design and character of the project is intended to enhance the character and quality of the area which has been established by the Bear Creek Project.

LU-1.1i All residential developments are subject to the density and lot size requirements established in the General Plan. Any adopted City regulation,

such as, but not limited to, design guidelines, environmental mitigations, and impact fees that have authority on a particular site must also be complied with.

LU-1.1j Residential target densities shall be considered the maximum permitted density unless the proposed project can demonstrate exceptional project merits and/or complies with state density bonus affordable housing requirements. Project merit evaluation may include the provision of exemplary open space and recreational amenities, the development of community infrastructure, and quality project design features.

LU-1.1k Projects located in the Master Plan Overlay and that are at least ten acres in size shall use clustering techniques with minimum lot sizes that may be as small as five thousand (5,000) square feet when it is necessary to preserve sensitive lands including, but not limited to, hillsides, creeks, and habitat areas. Lots may be permitted smaller than 5,000 square feet, but not smaller than four thousand (4,000) square feet, for up to twenty percent (20%) of the total approved lots and only under an approved specific plan when absolutely necessary to preserve sensitive and hillside areas. Four thousand square foot lots are prohibited in slope areas of twenty-five percent (25%) or greater. In flatter areas where a grid street system is possible, the Master Plan Overlay shall be used to accommodate neo-traditional planning techniques. Projects in the Master Plan Overlay shall not exceed the target density of the base designation unless they meet the requirements of other relevant policies in the General Plan.

Assessment: The land uses within the Copper Canyon Specific Plan have been carefully planned to provide a marketable and feasible level of development while retaining a sense of quality and amenity. The project, with the golf course and special design techniques for interface areas, is successful in preserving significant hillsides and drainage areas. Clustering concepts incorporated into the project design provide for the preservation of approximately 55 acres as natural open space and 196.1 acres for recreation and other open space. This open space includes the prominent hillsides and drainages across the site, as well as the golf course and oak parks. Development is clustered in areas of the site characterized by slopes of primarily less than 25%. The design features include:

- Preservation of adjacent steep slopes and the use of specialized landform grading treatments along the interface with these visually prominent open space areas;

- Retention and use of the large drainage system onsite as part of a open space and recreational network with sensitive interfaces along the project's golf course.

The Specific Plan proposes a total of 1067 residential dwelling units, at 1.8 du/acre, which is consistent with and below the Single Family 1 Residential designation target density of 3.5 du/acre. The Specific Plan proposes a minimum lot size of 5,000 square feet for several areas, however this is a minimum pad size and lots are generally larger. Planning Area 11 facilitates up to 120 multiple family or PUD units. The clustering of development here and in other areas facilitates preservation of the site's significant hillsides and drainages consistent with General Plan policy.

LU-1.1l Projects in the Master Plan Overlay areas of at least ten acres but not exceeding 200 acres shall be master planned. Projects that are 200 acres or more in size shall require the preparation of a specific plan.

Assessment: In keeping with this policy, the project is being designed and processed in the form of a Specific Plan.

Objective LU-1.2 ***Commercial Land Uses:*** A mixture of Commercial land use designations that provide for the full spectrum of commercial needs.

Policies

LU-1.2b Community commercial centers will serve the daily shopping of residents within the Plan area and should be located on arterial streets. Sites should not exceed 30 acres in size.

Assessment: The Copper Canyon Specific Plan includes 14.1 acres of neighborhood commercial use within Planning Area 17 adjacent to Clinton Keith Road. The location, visibility and accessibility of the commercial area will have a dual appeal for both community shopping and passers-by.

LU-1.2d Professional office centers will provide personal, medical, and business services.

Assessment: Not directly applicable, however, the proposed neighborhood center could accommodate limited uses of this nature.

LU-1.2e Recreational/Resort areas of the City will be designated for destination oriented tourist and visitor serving activities that attract people from within and outside the City of Murrieta. Recreational and entertainment activities with dining and lodging facilities will locate in these areas.

Assessment: The project contains a 5.1 acre golf club site which will serve the organizational and visitor serving needs of the golf course. It is expected that this site will include a restaurant, snack facilities and, potentially, limited lodging opportunities, as encouraged by the General Plan.

LU-1.2i All commercial activities will be buffered from residential uses. Setbacks, landscaping, berms, screening walls or other techniques will be used to transition from commercial to residential uses.

Assessment: The proposed neighborhood commercial site (Planning Area 17) will front two roadways (Clinton Keith Road and Calle De Oso Oro), with provisions for quality landscaping, thus creating an attractive appearance. A five-foot "community wall" will be constructed on the rear property line to create a barrier from adjoining property, which is proposed for large lot residential land use. It is anticipated that the nearest possible residence will be at least 200-300 feet from the commercial site's rear boundary.

LU-1.2j All commercial development shall be consistent with the requirements of the General Plan, including FAR's and use types. Any applicable design guideline, impact fee, or Zoning Code requirement for a particular site also must be complied with.

Assessment: The Specific Plan includes District Regulations (zoning standards) specifying the permitted uses and site development standards for the project's commercial uses. The proposed uses and standards are consistent with the requirements of the General Plan, including a maximum FAR of 0.25 that falls within the established range of 0.23 to 0.27 for Community Commercial uses.

Objective LU-1.5 ***Recreational Land Uses:*** Recreational opportunities, both active and passive, for all citizens of the community.

Policies

LU-1.5a Encourage joint-use agreements between the City and other governmental agencies, including school districts to provide recreation facilities.

LU-1.5b Recreational/Resort land uses shall be developed to provide recreational and/or vacation destinations.

LU-1.5c Pursue the establishment of recreational facilities along creeks within the Plan Area.

Assessment: The Copper Canyon project is designed to be an active recreationally-oriented community. This is evidenced by the following features:

- 167.3 acre Championship Golf Course
- 5.1 acre golf course clubhouse complex
- 12.7 acre joint use school/park
- 8.4 acre nature park
- 7.7 acres of oak parks
- Cole Canyon recreational trail

The proposed project, as is evidenced by the features listed above, devotes about 43 percent of the site's acreage to open space and recreational pursuits. It is proposed that a joint use arrangement be established with Murrieta Unified School District relative to the 12.7 acre school/park site to yield maximum utility from this commitment of land. It is expected that the oak parks and the nature park will be dedicated to, and maintained by, the City's Community Service District. The golf course and club will provide a focal and destination point for the project and the City of Murrieta. Finally, the golf course and proposed trail utilize the existing Cole Creek area for active recreational purposes, while taking care to protect the riparian values and recreational resources located in this drainage.

Objective LU-1.6 ***Civic Land Uses:*** Civic and institutional uses to serve, protect, and educate all citizens of Murrieta.

Policies

LU-1.6a Designate existing school district administrative, elementary, middle school, and high school sites as Civic/Institutional in the Land Use Element.

LU-1.6b Designate land used for public facilities or services as Civic/Institutional including water and sewer facilities, public safety stations and other civic activities.

LU-1.6c A civic center shall be encouraged to locate in the Historic Murrieta area.

LU-1.6d Churches may be located within any land use designation, with special attention to compatibility issues within residential areas.

LU-1.6e Locate City service providers on common sites by siting police, fire, and park facilities on the same property where feasible.

Assessment: The project proposes a 12.7 acre joint use school/park site and acquisition discussions are currently underway with MVUSD. Prior phases of the project

resulted in the development of the Bear Creek Fire Station. Finally, churches may be located in the project with approval of a conditional use permit by the City of Murrieta.

Objective LU-1.7 ***Open Space:*** Open Space designated lands utilized for recreation, trails, and natural preservation.

Policies

LU-1.7a The City shall protect significant natural resources such as creeks, steep hillsides, habitat, and other sensitive areas.

LU-1.7b Open space is strongly encouraged to be provided in all developments, based on standards established in the Development Code.

Assessment: The Copper Canyon project provides 251.1 acres of open space and recreation use including natural areas (55.0 acres), a joint use school/park of 12.7 acres, a 167.3 championship golf course, oak and nature parks totalling 16.1 acres, and a recreational trail. The natural open space component is characterized by land with slopes greater than 25% and major drainages which contain the site's significant ridgelines, biological habitats and visual features.

In addition, several of the residential neighborhoods include open space areas in the form of oak and nature parks set aside for visual/aesthetic, habitat preservation and passive recreation purposes. The large lots proposed for Planning Area 1 will only have a small fraction of the total area developed and disturbed.

Based on the City's HDO, the project has several escarpment areas which are located in the Hillside Overlay Zone (HOZ). The HOZ is a broad-based delineation of hills and other topographical features within the City which contain areas in excess of 25% slope gradients and are highly visible from I-15 and other major roadways. Based on the HDO each site subject to its provisions must complete a specific delineation of 25% or greater slopes and 50% or greater slopes. Areas containing consolidated slopes in excess of a 25% gradient are subject to provisions of the HDO. Areas containing consolidated slopes in excess of a 50% gradient are generally precluded from grading.

The Copper Canyon Specific Plan has four planning areas wholly or partially located in the HOZ: Planning Areas 1, 2, 16 and 18. Based on a site specific analysis of these Planning Areas, the following table summarizes existing slope conditions relative to proposed grading:

HDO Slope and Grading Summary

Planning Area	Area of 25%+ to be Graded	Area of 50%+ to be Graded
1	17.6 Ac.	3.2 Ac.
2	0.6 Ac.	1.2 Ac.
16 (Golf Course)	30.5 Ac.	2.1 Ac.
18 (Golf Course)	2.5 Ac.	1.3 Ac.
Total	**51.2 Ac.**	**7.8 Ac.**

Based on the site specific analysis performed, Planning Areas 1 and 16 will result in the most grading of 25% plus slopes. Planning Area 18 will also result in grading of 25% plus slopes but to a much lesser extent. Planning Area 2, when graded, will result in minimal disturbance of unconsolidated areas of 25% plus slopes. Also, while 1.2 acres of 50% plus slopes would be graded in Planning Area 2, the 10%+ slope area to be graded is only 2.3 acres in size and is isolated from other steeply sloped areas. Further, the steep slope area will be "daylight cut," that is, graded down to an existing natural elevation which avoids the need for any manufactured slopes.

Planning Area 1, which proposes ½ acre minimum lot size custom residential lots, will require tract map level grading refinement to minimize disturbance of steep slope areas in accordance with the HDO. Of note is fact that, of the 3.2 acres of 50% plus slopes graded, 2.6 acres of the disturbance is attributable to the road serving the project. The road has been designed to allow safe access to the home sites by the Fire Department. The HDO does allow grading in 50% plus slopes for health and safety and infrastructure requirements.

Planning Areas 16 and 18, the proposed golf course and clubhouse, will also disturb slope areas subject to the HDO. The golf course does, however, use a "target" design to avoid oak trees and Cole Canyon Creek. The target design will be further refined based on subsequent grading studies to minimize disturbance in these areas. Specific areas requiring further target refinement include links 13, 14, 15 and 16.

Objective LU-1.8 ***Development Regulations:*** Development shall be regulated through ordinances and guidelines.

Policies

LU-1.8a All development in the City will comply with the design standards in the Development Code and other development regulations. The highest quality of design is expected with particular attention given to the details of a project's site design and architectural merits.

Assessment: As both a planning and regulatory document, the Copper Canyon Specific Plan serves as the development code and constitutes the zoning for the property. The Specific Plan includes District Regulations (zoning standards) and architectural and landscape standards to promote orderly, high quality development.

LU-1.8b On-site signs are an integral part of a project's design and are used only to identify residential and business locations, not advertise. On-site signs will be coordinated through comprehensive sign programs and subject to design review. In order to protect scenic corridors, no off-site signage is permitted, including billboards. This does not include City street signage, which must be consistent with City standards.

Assessment: The Specific Plan District Regulations include a comprehensive program for the regulation and review of residential, commercial and other community signs.

LU-1.8c Project landscaping shall enhance the design quality of the development, contribute to community character, and adequately provide such necessary functions as erosion control, visual screening, habitat, buffering, and climate control. All landscaping shall comply with the City's Water Conservation Ordinance.

Assessment: The Copper Canyon Concept Landscape Plan and Landscape Guidelines establish the design themes and set forth standards addressing the treatment of project entries, streetscape plantings, land use transitions and buffers, open space edges, walls/fences and recreation facilities. Standards are also provided for fuel modification, graded slopes and erosion control. The Landscape Plans and Guidelines collectively provide the means for enhancing the design quality of the project and promoting community cohesiveness. All landscaping within the project will comply with the City's Water-Efficient Landscape Ordinance for planting and irrigation design.

LU-1.8d All development projects will provide sufficient off-street parking to adequately serve the projected vehicles generated by the land use.

Assessment: The Copper Canyon District Regulations provide standards to ensure sufficient off-street parking is provided for all proposed land uses in accordance with City standards.

LU-1.8e The City may adopt district-specific design guidelines in order to capitalize on a locational asset, preserve the character of a historic district, or ensure the cohesive development of an area.

Assessment: The Specific Plan District Regulations and Specific Plan design standards will be adopted by the City as the zoning standards and guidelines applicable specifically to the Copper Canyon development. These regulations, standards and design guidelines are provided to ensure orderly, cohesive development of the property in accordance with the intent, purpose and goals of the Specific Plan.

LU-1.8f Amend the City Lighting Ordinance to specify that new development and capital improvement projects which include street lighting be required to use low-pressure sodium (LPS) street lights.

Assessment: Development of the Copper Canyon project will utilize low pressure sodium street lights and other lighting designs in conformance with City ordinance requirements for protection of the Mount Palomar Observatory. All outdoor lights and fixtures will, furthermore, reflect a balance of function, form and sensitivity to adjoining properties pursuant to the standards set forth in the Specific Plan.

Goal LU-2 Rural/Equestrian Character

Preservation of the community's rural/non-urban characteristics in appropriate locations in the Plan Area.

Objective LU-2.2 ***Design Guidelines:*** Site planning, material, and architectural guidelines to create, enhance, and preserve rural character within the City.

Policies

LU-2.2a The City shall establish and enforce site planning guidelines in City established special districts. The guidelines shall regulate site planning features such as, but not limited to, signage, landscaping, access, and building placement.

LU-2.2b The City shall establish and enforce building design guidelines in City established special districts. The guidelines shall regulate building features such as, but not limited to, color, materials, roof pitch, height, and style.

LU-2.2c The City shall recognize areas within the Plan Area where rural/non-urban character can be created, enhanced, or preserved. Each area, or special district, will be identified by the City Council, and district specific design guidelines established.

LU-2.2d The City shall identify entry monumentation and street treatments, such as wood rail fencing, that portrays and gives one a sense of "rural atmosphere."

LU-2.2e The City should review, and if feasible, develop rural road standards for selected areas in the Plan Area.

Assessment: The project site is not located in a specific "district" or area. The Specific Plan serves to establish and implement design principles which are appropriate for the Copper Canyon site.

Goal LU-3 Orderly Growth Pattern

Orderly growth with public services and compatible surrounding land uses.

Objective LU-3.1 ***Existing Urban Services:*** Infill development, where existing facilities and services exist, occurs first.

Policies

LU-3.1a Encourage development of vacant land that is presently served by existing urban services prior to the development of land that is not served. Urban services include streets, water, sewer, and other utilities and services.

LU-3.1b Ensure coordination with service providers is accomplished through project development review.

LU-3.1c Future development shall occur where the ability to provide urban services is assured. "Leap frog" development isolated from urban services is discouraged.

Assessment: The Copper Canyon site represents an infill development in that it is one of the few remaining undeveloped portions of the Joaquin Ranch Specific Plan (County S.P. No. 128-W). Most urban services are in place or have an established funding and implementation mechanism through the Bear Creek Owner's Participation Agreement (OPA). All of the applicable service purveyors have the ability to properly serve the site.

Objective LU-3.2 ***Adequate Public Facilities:*** Adequate public facilities to serve new development.

Policies

LU-3.2a Review all development proposals to ensure adequate public facilities are available.

LU-3.2b All new development will provide the appropriate level of services and utilities to adequately serve the proposed uses.

LU-3.2c All development will have adequate public facilities to serve the project assured prior to the issuance of building permits.

LU-3.2d No development, or annexations, shall be considered unless all fiscal, infrastructure, and public services impacts, and related mitigation if necessary, are clearly identified. Appropriate studies to determine adequacy and/or mitigation will be determined by the City, in conjunction with the service providers and LAFCO (if necessary).

Assessment: The infrastructure and service needs of the project are identified and addressed at length in the pertinent sections of the Specific Plan. Adequate services and facilities are currently available or will be provided by the project including localized roadways, construction of remaining water and sewer facilities, drainage systems, the provision of parks, a school site and participation in established mitigation programs (e.g., impact fees). The intent of project mitigation measures is to assure the provision of services and facilities when needed.

Objective LU-3.3 ***Public Facilities/Master Plans:*** Extend public services and facilities to coincide with growth and be consistent with the Capital Improvement Program and any Master Plan of the City and Public Facilities Districts.

Policies

LU-3.3a Develop Master Plans for all public facilities and utilities that are provided by the City of Murrieta.

LU-3.3b Coordinate with other public and private utilities to assist in their Master Plan efforts to ensure adequate utilities are available for future development.

LU-3.3c The City will inform all affected public agencies of development applications and coordinate public infrastructure requirements.

LU-3.3d Coordinate with public agencies for the provision of public services including local government, public education, library and other public activities and facilities.

Assessment: The Specific Plan document analyzes the need for onsite and offsite infrastructure and identifies the appropriate financing mechanisms for constructing the necessary facilities. The land use plan set forth in the Specific Plan will require the full array of onsite "in-tract" infrastructure, but extremely minor offsite improvements. The improvements and facility requirements for the project were established based upon consultation with public agencies who will again be invited to comment on the Specific Plan and Draft EIR as part of the public review process.

LU-3.3f Recognizing that the provision of adequate school facilities is the responsibility of the State, the school districts, developers, and the City, the City of Murrieta shall:

i) Coordinate with developers and school districts in the legislative approval process to ensure that school sites are adequately sized, located to meet increases in demand and will be available as needed as part of phasing of development of projects including such school sites. All development proposals of 75 acres or more not within a master plan or specific plan shall be evaluated by the school district and the city for possible inclusion of a ten net usable acre elementary school site;

ii) Coordinate efforts for public financing by school districts, the city, or both, to ensure timely availability of adequate school facilities to the extent state funding or other sources are not assured or received by school districts on a timely basis in order to provide school facilities for such developments;

iii) Coordinate the planning and location of schools and other related public facilities at the earliest possible stage of the development process;

iv) Coordinate the preparation of development and school services data, projections, needs assessments and available financing therefor, including state funding and efforts to achieve the highest possible priority for such funding for the community.

Assessment: A 10-acre school site and 2.7 acre joint use park site has been set aside by the Specific Plan in Planning Area 2. The site is conveniently located and envisioned for acquisition/development by the Murrieta Valley Unified School District (MVUSD) as an elementary school. Acquisition discussions are presently underway.

LU-3.3g In the process of considering legislative land use approvals which will or are likely to create additional impacts on a particular school district, the city will:

i) Require that applications for general plan amendments, including changes in land use classifications, development agreements, annexations, public financing and redevelopment proposals, or any other legislative approval, as well as applicable determinations of consistency with the general plan, be carefully evaluated as to timely availability of adequate school facilities and assurance of funding for such school facilities. Any environmental review required by CEQA shall include an analysis of the impact of the development project upon the school district, recognizing that state statutory school fees are not sufficient to provide adequate mitigation;

ii) Require that project analysis include utilizing the school district's most recent Impact Mitigation Study to determine existing capacity, future capacity expansion, current demand, and student generation factors so as to accurately measure project demand on the school districts;

iii) Work with developers and school districts to assist school districts to receive funding for school facilities from all sources including possible state funding and establishing a maximum priority for such funding;

iv) Notify, confer and meet on a periodic regular basis with affected school districts on proposed development applications early in the review process in order to allow for adequate response by school districts. A joint coordinating committee with school districts should

be established to meet regularly to consider development proposals submitted to the city and school districts;

v) In considering the approval of general plan amendments, changes in land use classifications, development agreements, annexations and public financing proposals or other legislative acts or applicable determinations of consistency with the general plan, the city shall review said proposals as to timely availability and assurance of funding for timely and adequate school facilities to serve the proposed development. If adequate school facilities will not be available in a timely manner to serve the proposed development, the city shall consider and implement other feasible land use and development mitigation measures, including, but not limited to, reduction of residential densities or imposition of controlled phasing of development until adequate school facilities are available; and,

vi) Require developers to meet with school districts in order to negotiate Impact Mitigation Agreements concerning the impact of that developer's residential project upon the school district.

Assessment: Development of the Copper Canyon project will cause an increased need for school facilities within MVUSD. The developer has already entered into an agreement with MVUSD to provide 100% mitigation of the project's school impacts through a negotiated combination of site dedication/sale and/or payment of required fees. Additional considerations in the execution of this agreement are expected to include the extent of improvements provided for the elementary school site and the timing for conveyance to MVUSD.

LU-3.3i New development and redevelopment shall underground all on-site distribution utilities.

Assessment: Project utilities will be installed underground in accordance with City and utility company policies.

HOUSING ELEMENT

Goals, Objectives, and Policies

Goal H-1: Diversified Housing Stock

Develop a diversified housing stock in terms of housing type, density, price, and tenure that meets the future housing needs of all socioeconomic groups within Murrieta.

Objective H-1.1 Provide programs which will plan for anticipated residential growth, establish criteria for evaluating potential residential sites, and assist in providing affordable housing for all income groups.

Policies

H-1.1a Plan for residential land uses which accommodate anticipated growth from new employment opportunities.

Assessment: The Copper Canyon Specific Plan provides a range of residential land uses and densities capable of accommodating the diversity of single family housing needs associated with growth of the community.

H-1.1c Utilize the following criteria in identifying and evaluating potential sites for various types of residential development:

- Conveniently located with access to major roadways, public transportation, schools, park and recreational facilities, commercial uses and employment opportunities.
- Adequately served by public facilities, services, and utilities.
- Minimally impacted by seismic and flood hazards; where such hazards cannot be avoided, incorporate adequate mitigation measures into the design of the proposed development.
- Minimally impacted by noise and blighted conditions.
- Compatible with surrounding existing and planned uses.
- Adequately served by schools to accommodate students generated by development

Assessment: The residential land uses within Copper Canyon have been planned with consideration of factors such as access to public services, market demand, surrounding land uses and the natural environment. The unique setting at the base of the Santa Rosa Plateau, with its hillsides, Cole Canyon, open space corridors and existing identity afforded by Bear Creek offers the opportunity to provide a strong sense of community and appeal as a quality community.

The residential densities have been established and arranged within the site to achieve compatibility with surrounding uses and lot sizes. The project includes active recreational park sites, elementary school and championship golf course. Seismic and flooding hazards are minimal or otherwise mitigated by the project design. Appropriate levels of infrastructure and services will be available with adequate facilities assured by the project mitigation measures, resulting in completion of master planned systems.

H-1.1d Encourage the development of affordable housing which is oriented towards meeting the existing, future and special housing needs of Murrieta, such as that for lower income households, senior citizens, large families, handicapped persons, etc.

H-1.1c Offer incentives to parties interested in developing housing that will assist the city in housing the special needs population.

Assessment: The Specific Plan has been prepared with the flexibility to accommodate affordable housing pursuant to programs established by the City. Provisions for participation in such programs, including senior housing projects, are contained in the District Regulations. The amenity-based development and landscape design guidelines set forth in the Specific Plan would similarly apply to any affordable housing projects developed within Copper Canyon.

H-1.1j In order to reduce construction costs some residential development should be allowed to use non-standard construction techniques.

Assessment: The Specific Plan contains sufficient flexibility to allow for new and unique construction techniques.

H-1.1k The City will strive to meet its regional fair share of affordable housing, as determined by the Southern California Association of Governments (SCAG).

Assessment: The range of residential densities and flexibility proposed in the Copper Canyon Specific Plan will not constrain the ability of the City in meeting its fair share of the regional affordable housing need, and will meet the needs of several household types.

Goal H-3: Remove Governmental Constraints

Remove or minimize governmental constraints on the development, preservation, or improvement of the housing stock.

Objective H-3.1 Periodically review the General Plan, Development Code, and other City rules and regulations to eliminate constraints to affordable housing opportunities.

Policies

H-3.1a Continuously review all applicable ordinances and standards impacting residential development and remove or reduce requirements determined extraneous and that do not serve to encourage quality residential development.

H-3.1b Review existing densities as specified by the Land Use Element on a regular basis to determine if these density ranges are constraining the City's ability to achieve the future housing goals of the City for all socioeconomic segments of the population.

H-3.1c Periodically review General Plan land use designations and zoning classifications for vacant or underdeveloped land on a regular basis to determine if reclassification to a residential use or redesignation to a higher density is necessary to assist in meeting future housing demands for all socioeconomic segments of the population.

H-3.1d Periodically review fees and exactions collected from residential development on a regular basis to determine if such fees act as a constraint to the development of affordable housing and correct fee amounts accordingly.

H-3.1e The City shall consider waiver of specified fees in residential developments that propose housing units that will be affordable to lower income households.

Assessment: The Specific Plan is sufficiently flexible to accommodate the changing needs of the City with respect to eliminating governmental constraints and support for enhancing the housing stock.

Goal H-4: Provide Housing Opportunities to Everyone

Housing opportunities for all households regardless of race, color, religion, sex, family size, marital status, national origin, ancestry, age, or disability.

Objective H-4.1 Develop programs that secure equal and fair housing opportunities for all persons including those individuals with special needs.

Policies

H-4.1a Promote fair housing practices throughout the city.

H-4.1b Promote housing which meets the special needs of handicapped and elderly persons.

H-4.1c Encourage residential developments, both owner- and renter-occupied to include a broad mix of unit sizes to meet the housing needs of both large and small household sizes.

H-4.1d Encourage the provision of sufficient rental units for families with children that may not be able to acquire a home through ownership.

Assessment: The proposed residential densities and lot sizes, ranging from 5,000 square feet to more than one-half acre, provide opportunities to develop a mix of unit sizes appealing to large and small families and the special needs of seniors. Additionally, opportunity exists to develop rental housing within the 7.8 acre Planning Area No. 11.

CIRCULATION ELEMENT

Goals, Objectives, and Policies

Goal C-1 Internal and Through Travel Needs

A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs.

Objective C-1.1 Maintain no worse than a Level of Service "D" at all intersections during peak hours. Maintain no worse than a Level of Service "E" at freeway interchanges during peak hours.

Policies

C-1.1a Establish street standards and require that all new road facilities be constructed or upgraded, where feasible, to meet City standards with the ability to adjust these standards to accommodate individual circumstances.

Assessment: The Copper Canyon Specific Plan implements the Circulation Element for Clinton Keith Road and Calle De Oso Oro through the site. Clinton Keith is designated as a 110-foot arterial near the Copper Canyon project, as a four-lane divided roadway. Calle De Oso Oro is designated as an 88-foot secondary roadway.

C-1.1b Require an adequate evaluation of potential traffic impacts associated with proposed new developments prior to project approval, and implementation of appropriate mitigation measures prior to, or in conjunction with, project development.

Assessment: A comprehensive traffic study has been submitted with the Specific Plan. The Copper Canyon Circulation Plan and traffic mitigation measures are consistent with and reflect the appropriate provisions of the General Plan.

C-1.1f Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.

Assessment: A number of intersection improvements have been identified in the EIR Traffic Study. The intersections that may require special capacity enhancement include Clinton Keith Road/Calle Del Oso Oro, Clinton Keith Road/Washington Avenue, Clinton Keith Road/I-15 southbound ramps and the Clinton Keith Road/I-15 northbound ramps.

The traffic study presents specific improvements to each of these intersections to achieve a Level of Service of "D" or better. The project will be required to participate on a fair-share basis in these improvements.

C-1.1h Require appropriate right-of-way dedication and improvements through development project approvals.

Assessment: The Specific Plan provides the guidance for design and development of the Copper Canyon street system. The dedication and improvement of streets established pursuant to the provisions of the Specific Plan will be addressed as part of the subdivision map approval and recordation process.

Objective C-1.2 Establish adequate measures to ensure traffic safety.

Policies

C-1.2a Require new developments to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, or bicycle.

Assessment: The roadway widths and design standards established in the Specific Plan are based on accommodating the anticipated travel demands and access needs of the community. The hierarchy of streets for the project, based on function, ranges from arterial (i.e., Clinton Keith Road) to Local Streets and Single Loaded Cul-de-Sacs.

C-1.2d Require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.

Assessment: The Copper Canyon roadway widths, alignments and transitions are designed to promote smooth travel flow between residential neighborhoods, commercial areas and the surrounding street systems. Access concepts reflected in the Specific Plan will be reviewed at the subdivision stage and may be modified as necessary to ensure adequate and safe access based on individual project designs.

C-1.2f Require that pedestrian and vehicular traffic be separated to the maximum feasible extent. Such separation may include parkways between streets and sidewalks.

Assessment: The Specific Plan promotes the separation of pedestrian and vehicular traffic through provisions for meandering sidewalks adjacent to major streets and an interconnecting system of walkways and trails between the residential neighborhoods, parks and commercial areas.

Objective C-1.3 Preserve the quality of residential neighborhoods by maintaining the legally enforceable speed limits and by discouraging the flow of truck traffic and through traffic in these areas.

Policies

C-1.3c Review the design of all proposed new residential neighborhoods to ensure that "cut through" routes are minimized. This may include, but is not limited to limiting the length of the streets and traffic control signage.

Assessment: Subdivision designs which minimize through traffic and bypass opportunities are encouraged by the Specific Plan circulation design standards.

Objective C-1.4 Establish financing programs which incorporate adequate funding for the City's roadway system.

Policies

C-1.4a Identify and evaluate potential local revenue sources for financing roadway system development and improvement projects.

C-1.4b Pursue viable revenue sources to meet the roadway system funding needs from state and federal sources.

C-1.4c Implement street widenings and other circulation improvements which are related to new development in conjunction with citywide growth management efforts.

C-1.4d Pursue coordination of joint funding and development programs with adjacent cities and the County of Riverside for transportation related improvements in the Plan Area.

Assessment: Roadway improvements required to serve the Copper Canyon project and buildout of the surrounding area are expected to be financed through a combination of private developer funds, public financing districts, impact fees and, where applicable and available, state and federal programs. State and federal assistance would be applied for by the City to fully or partially assist in funding future improvements.

Objective C-1.5 Provide for flexibility in local residential street design where justified by land use density, topography, and special urban design situations.

Policies

C-1.5c In Master Plan Overlay areas, allow flexible design standards for local residential streets incorporating such urban design concepts as traditional neighborhood planning, pedestrian pockets, and others.

Assessment: The Specific Plan maintains sufficient flexibility in the design of the community to accommodate traditional neighborhood site and circulation planning concepts where applicable and feasible.

Goal C-2 Regional Transportation System

A regional transportation system that serves existing and future travel between Murrieta and other population and employment centers within southwest Riverside County and the larger region.

Objective C-2.1 Interface with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities which address area-wide and regional travel needs.

Policies

C-2.1i Actively pursue acquisition of right-of-way for an additional Murrieta Creek Scenic Drive on the west side of Murrieta Creek whenever and where appropriate.

Assessment: The Murrieta General Plan Circulation Element contains a very conceptual alignment for a roadway paralleling the west side of Murrieta Creek, referred to as the Murrieta Creek Scenic Drive. The General Plan analysis contained only cursory review of physical feasibility, and it is considered unlikely that this roadway could be established as shown as a roadway completely distinct from other existing and planned rights-of-way. In the vicinity of Copper Canyon and through what was originally the Joaquin Ranch Specific Plan (SP No. 128-W), this roadway is best and most feasibly represented by Vineyard Avenue as it enters Copper Canyon from the south, and then a connection to Clinton Keith Road via existing Calle De Oso Oro. Development of a new road on the east side of Copper Canyon is not considered feasible due to existing and approved development to the north of Copper Canyon, between the project and Clinton Keith Road.

The alignment, as suggested herein, utilizing Calle De Oso Oro and Vineyard Avenue, avoids the less than scenic view of the adjoining sewer treatment plant, and instead will afford views of a golf course and a quality, well-landscaped development with natural open space through the Copper Canyon project.

Goal C-3 Alternative Travel Modes

Accommodate alternatives to private automobile transportation that meet the needs of all City residents.

Objective C-3.1 Require dedication and/or construction of appropriate facilities in support of a public transportation system.

Policies

C-3.1b Require construction of bus turnouts with shelters adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations.

Assessment: Future bus stops and turnouts within the project will be based upon anticipated demands, accessibility and convenience as determined by the Riverside Transit Agency, especially in Commercial Planning Area 17, on Clinton Keith Road.

Objective C-3.2 Provide a circulation network that accommodates the safe and efficient movement of cyclists on bike lanes (Figure IV-4) and bike trails.

Policies

C-3.2a Create a system of bicycle lanes within the street right-of-way to meet the needs of both the local and commuter cyclist. The lanes shall be designed for the safety of the cyclist. The lanes should be linked to regional systems where feasible.

C-3.2b Adequate traffic control devices shall be provided for bicycle crossings.

C-3.2c Traffic signal phasing shall be adequate for bicycle turning and straight-through movements.

C-3.2d Off-street bicycle trails should use open space corridors, flood control, and utility easements where possible. Such trails shall minimize automobile cross traffic and be linked to regional systems where feasible.

C-3.2e Class III bike lanes may be located on any street, as determined by the City and in conformance with adopted safety standards.

Assessment: Class II and III Bike Lanes will be accommodated on the project's principal roadways: Clinton Keith Road, Calle De Oso Oro, Vineyard Avenue and Via Moreno. These lanes will facilitate unrestricted internal access as well as access to and from the project site via Clinton Keith Road, Vineyard Avenue and Calle De Oso Oro/Nutmeg Street.

Objective C-3.3 Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.

Policies

C-3.3a Review site plans to determine if residential, commercial, industrial, and office land uses are designed for pedestrian access. Future developments shall contain an internal system of trails linking schools, shopping centers, and other public facilities with residences.

C-3.3b Require the installation of wheelchair ramps on all new sidewalks and comply with ADA ramping requirements.

Assessment: A community-wide system of open space/trails and pathways is provided by the Specific Plan to link the park, school, commercial activities and residential neighborhoods and promote non-automotive modes of travel. All sidewalks will incorporate handicapped ramps pursuant to City and ADA requirements.

Objective C-3.4 Provide for the development of equestrian and hiking trails in appropriate areas of the City.

Policies

C-3.4a Locate hiking and equestrian trails in appropriate areas identified as permanent open space, agricultural edges, public utility ROW's and easements, flood control channels, and areas designated for rural and equestrian density.

Assessment: The hiking trail within Copper Canyon weaves through and interconnects the open space areas and residential neighborhoods. The proposed trail provides a connection from Murrieta Creek to the Santa Rosa Plateau via Cole Canyon, in keeping with the trails plan contained in the General Plan.

C-3.4b At the time of precise alignment studies, and in conjunction with the required environmental assessments, the City shall review trail proposals to determine the likelihood of potential impacts upon, or from, existing or planned development. Mitigation measures or alternatives will be implemented where appropriate and feasible.

Assessment: The intent of the Copper Canyon trail system is to complement rather than impact adjacent uses. Measures to promote compatibility with surrounding development, if needed, will be considered during the preparation and approval of detailed design plans.

C-3.4c Motorcycles and other motorized vehicles shall be prohibited from using the trail system.

Assessment: The proposed trail is intended for pedestrians and equestrians only.

C-3.4d Promote bicycle and pedestrian trails along major home-work and other travel routes, where appropriate.

Assessment: Bicycle, pedestrian and hiking trails are planned to occur along the major destination routes linking the site's various land uses and external recreational opportunities.

C-3.4e Where feasible, trail crossings shall be separated from roadways. Where separated crossings are not feasible, trail crossings shall be designed to occur at controlled intersections.

Assessment: The trail system for Copper Canyon is planned to function together with the roadway system in linking the various community destinations. Trail crossings will occur at other than controlled intersections due to physical constraints and related alignment needs; measures to mitigate potential conflicts, if required, will be determined during the review of detailed designs.

C-3.4f Coordinate the location of trails to connect with regional trail systems, including the Santa Rosa Perimeter Trail.

Assessment: The trail system includes linkages to major regional trail systems adjacent to the site consistent with the Conservation and Open Space Element, specifically the Santa Rosa Plateau and Murrieta Creek.

Goal C-4 Parking

An adequate supply of private off-street and public parking.

Objective C-4.1 Enforce and periodically update the zoning ordinance which specifies minimum parking requirements for various types of land use.

Policies

C-4.1a Enforce the parking ordinance and standard requirements such as necessary design features, the number of required handicapped parking spaces, etc. in conjunction with the parking ordinance.

Assessment: The Specific Plan District Regulations set forth the parking space requirements (off-street) and design standards for each land use. These regulations will be adopted by ordinance and enforced as such throughout the Specific Plan area.

Goal C-5 Peak Hour Traffic Flow

Manage peak hour traffic flow and demand on the circulation system to reduce traffic congestion where necessary and feasible.

Objective C-5.1 Provide for the development and monitoring of Travel Demand Management (TDM) programs at locations where trip-making is concentrated.

Policies

C-5.1a Require transportation demand management plans to be submitted for preliminary review at the Specific Plan or Plot Plan stage of site development and submitted for final approval prior to the issuance of building permits, in accordance with the City's Transportation Demand Management Ordinance.

C-5.1b Encourage the implementation of employer Transportation Demand Management (TDM) requirements included in the Southern California Air Quality Management District's Regulation 15 of the Air Quality Management Plan.

Assessment: Commercial development within the Copper Canyon project will comply with the City's TDM Ordinance as applicable and to the maximum extent feasible. Measures to be considered at the plot plan and building permit stage may include additional bicycle parking accommodations, reduced employee parking designs, bus stop improvements and other forms of non-automotive travel incentive.

AIR QUALITY ELEMENT

Goals, Objectives, and Policies

Goal AQ-2 Land Use Planning

Improve air quality through land use planning.

Objective AQ-2.1 Identify municipal code, zoning and/or land use practices that could have a beneficial impact on air quality.

Policies

AQ-2.1b Utilize land use and zoning practices, including the siting of development projects, the encouragement of job-site child care facilities, reduced parking requirements to encourage ride sharing, and appropriate land use designations to minimize air quality impacts and protect "sensitive receptors."

Assessment: The land use and zoning practices identified to minimize air quality impacts are encouraged by the Specific Plan and mitigation measures as will be set forth in the EIR.

AQ-2.1c To the maximum degree feasible, locate "sensitive receptors" (i.e. residences, schools, hospitals, convalescent homes, libraries, churches) away from pollution sources such as freeways, arterial, and other high emitting sources, or buffer sensitive receptors from these uses using landscaping, open space and other separation techniques.

Assessment: Land uses within Copper Canyon are not anticipated to be exposed to, or otherwise generate, air emissions above those normally found in similarly located residential communities.

AQ-2.1d Encourage multiple-use development projects that create a pedestrian style living environment and encourage use of mass transit.

Assessment: Although not a multiple use development in the traditional planning sense, the Copper Canyon Specific Plan provides an interconnected system of pedestrian walkways, hiking trails and bikeways to promote non-automotive modes of transportation, reduce vehicle miles traveled and air pollutant emissions.

Goal AQ-3 Jobs/Housing Balance

Improve air quality through greater jobs/housing balance.

Objective AQ-3.1 Increased business development to improve air quality.

Policies

AQ-3.1d: Encourage a mix of housing types, affordable to all segments of the population and near job opportunities, to further reduce vehicle trips and VMT.

Assessment: The range of residential uses, densities and lifestyles provided by the Specific Plan contributes to the goal of providing housing affordable to all segments of the population. A variety of housing opportunities together with the project's commercial development and reasonable proximity to employment centers will further assist in reducing vehicle trips, VMT and air emissions.

Goal AQ-4 Reduction of Vehicle Trips and Vehicle Miles Traveled

Control emissions by reducing vehicle trips and vehicle miles traveled.

Objective AQ-4.1 Reduce mobile source emissions.

Policies

AQ-4.1b Encourage merchants to provide incentives to customers that shift from single occupancy vehicles to transit, carpools, bicycles, foot, or other appropriate modes.

Assessment: Trip reduction incentives and programs of the type identified by the General Plan would be considered in the formulation of any Transportation Demand Management (TDM) plans required for the Copper Canyon commercial development.

AQ-4.1c Encourage transportation demand management (TDM) measures, including those which promote biking, ridesharing, telecommuting, and the use of mass transit or other appropriate modes.

Assessment: Additional TDM measures incorporated into the design of the Copper Canyon project include bikeways and pedestrian pathways/trails which weave through and connect the parks, school, commercial areas and residential neighborhoods. The Specific Plan encourages and enhances the provision of these amenities to facilitate travel by means other than the automobile.

AQ-4.1g Cooperate with the Riverside Transit Authority and other mass transit purveyors to improve the area transit system.

Assessment: Mass transit facilities, including bus stops and turnouts, will be provided in cooperation with the Riverside Transit Agency based on ridership demand projections, accessibility and convenience.

Goal AQ-5 Enhance Mobility

Enhance mobility to improve air quality.

Objective AQ-5.1 Maintain an orderly flow of traffic and improve mobility.

Policies

AQ-5.1g Manage the roadway system through planning, monitoring, and maintaining uniform street widths and levels of service for highways and intersections.

Assessment: The applicant has submitted a comprehensive traffic study addressing roadway improvement needs and other mitigation measures required to serve the development of Copper Canyon and surrounding areas. As a means of enhancing mobility and improving air quality, the recommended mitigation measures will achieve the City's goal of maintaining Level of Service "D" or better at all intersections during peak hours.

Goal AQ-6 Energy Conservation

Reduce air emissions through energy conservation.

Objective AQ-6.1 Encourage energy conservation practices and recycling.

Policies

AQ-6.1c Encourage the protection of solar access for both existing and new property owners for the use of solar collectors. Support legislation advocating the use of solar energy, and other equivalent technologies that reduce energy use and improve air quality.

Assessment: The protection of solar access and implementation of energy conservation measures and new technologies that are energy efficient and reduce air emissions are encouraged by the Specific Plan and incorporated into the project mitigation measures.

Goal AQ-7 Particulate Matter (PM_{10}) and Fugitive Dust Emissions

Reduce particulate matter (PM_{10}) and fugitive dust emissions.

Objective AQ-7.1 Reduce particulate matter and fugitive dust emissions in support of regional, state and federal regulations.

Policies

AQ-7.1a Adopt incentives, regulations, or procedures to reduce particulate matter and fugitive dust emissions from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, and off-road vehicles.

AQ-7.1b Adopt incentives, regulations, or procedures to reduce particulate matter and fugitive dust emissions from unpaved roads, maneuvering areas, and parking lots.

AQ-7.1c To the degree feasible, eliminate controlled burns during periods of poor air quality.

AQ-7.1d Where appropriate, establish controls and construction schedules in the City in an effort to reduce and maintain dust and emissions from grading, construction, and building demolition below South Coast Air Quality Management District threshold levels.

AQ-7.1e Encourage agricultural practices that minimize the amount of particulate matter entering the atmosphere.

Assessment: The EIR will evaluate and outline a comprehensive program for the mitigation of PM_{10} and fugitive dust emissions associated with development of the Specific Plan. Measures which will be identified to reduce the impacts of the project based on SCAQMD standards include daily limitations on the amount of grading; frequent watering of graded areas; reduced speeds on unpaved roads; use of soil stabilizers, and street sweeping on a regular basis.

NOISE ELEMENT

Goals, Objectives, and Policies

Goal N-1 Noise Sensitive Land Uses

A community where noise sensitive land uses are properly and effectively protected from excessive noise generators.

Objective N-1.1 Prevent and reduce noise impacts on sensitive receptors through proper siting of land uses, and through plan review and enforcement.

N-1.1a Control noise at its source through mitigation measures such as the use of insulation, earth berms, building design/ orientation, setbacks, staggered operating hours, and other techniques to ensure that noise levels do not exceed the limits established in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance.

Assessment: The principal source of noise in the area is traffic, notably from Clinton Keith Road. However, no residential uses are proposed at this location and no significant impacts are expected.

N-1.1b Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on weekends and holidays.

Assessment: The EIR and conditions of approval will specify limits as to hours of construction.

N-1.1c Protect the noise environment in existing residential areas by requiring mitigation measures for commercial, industrial or other proposed developments which would

exceed the noise level standards set forth in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance as measured at any affected land use.

Assessment: Noise attenuation measures in accordance with City guidelines and standards will be implemented to protect residential uses adjacent to the commercial areas.

N-1.1d Protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from noise levels exceeding those allowed in residential areas.

Assessment: Sensitive noise receptors include the elementary school site which has been located away from the project's principal arterial roadway, Clinton Keith Road. The noise environments for this use as well as other uses, including the parks, are expected to be compatible with City standards, without the need for special attenuation measures.

N-1.1h Require site design techniques such as building setbacks, placement of parking, maintenance and utility areas, and orientation of buildings, to minimize noise impacts.

Assessment: No significant noise sources exist where any sensitive uses are proposed.

Goal N-2 Noise from Mobile Sources

Reduce and avoid noise impacts from mobile sources

Objective N-2.1 Reduce impacts from ground and air transportation.

Policies

N-2.1a The City should consider the following noise mitigation measures in the design of all future streets and highways and when improvements occur along existing freeway and highway segments:

- Alignment;
- Barriers;
- Lateral separation;
- Vertical profile; and
- Other appropriate noise attenuation techniques.

Assessment: Acoustical studies will be performed, at the direction of the City, for residential projects impacted by traffic noise above the City's 60dB CNEL standard for exterior areas. These studies will be based upon final street, grading and site plans, and will identify any mitigation measures, including appropriate roadway design techniques, required to meet the City's exterior and interior noise standards.

N-2.1d Future noise impacts from development along master planned roadways should be quantified based on the posted speed limit, and ultimate roadway capacity.

Assessment: Noise studies will be required as discussed above.

Goal N-3 Construction Noise

Reduce and avoid noise impacts from construction activities.

Objective N-3.1 Control excessive noise from construction activities.

Policies

N-3.1a Require a construction-related noise mitigation plan for projects adjacent to developed/occupied noise sensitive land uses. Such plan should show the location of construction equipment and how noise from this equipment will be mitigated by such methods as:

- Temporary noise attenuation barriers;
- Preferential location of equipment; and
- Use of current technology and noise suppression equipment.

N-3.1b Address noise impacts during environmental review for discretionary projects to ensure that noise sources meet City Noise Ordinance standards.

Assessment: The project EIR will provide an assessment of the project's short-term construction noise impacts. Mitigation measures will include limiting construction during the evening/early morning hours and on weekends in accordance with City ordinance, ensuring equipment is properly muffled, and establishing staging areas away from residential and other noise sensitive uses. These measures would be incorporated into construction-related noise mitigation plans as determined necessary by the City for activity adjacent to existing development.

SAFETY ELEMENT

Goals, Objectives, and Policies

Goal S-1 Geology and Soils

Protect health and safety and minimize injury, loss of life, property damage, excessive maintenance, and social and economic impacts caused by geologic hazards.

Objective S-1.1 Reduce exposure to potentially hazardous geological conditions through the development review process and by maintaining comprehensive records of all geologic hazards.

Policies

S-1.1a Consider formation of "geologic hazard abatement districts" as authorized by Public Resources Code Section 2600 et seq., where existing or proposed development is threatened by geologic hazards and where feasible prevention, mitigation, abatement or control of such hazards is feasible.

Assessment: A preliminary geotechnical study has been prepared to evaluate the feasibility of developing the Copper Canyon Specific Plan and recommend mitigation for potential impacts. The results of this investigation do not suggest the need to establish this type of district over the site. The mitigation recommendations contained in current and subsequent reports will be adhered to in the design of project grading and construction plans.

S-1.1d Collect and maintain current information on geologic hazards and update city-wide mapping of geologic hazards on a continual basis.

Assessment: The preliminary geotechnical report on the property is available for use in this manner.

S-1.1e Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.

Assessment: The geologic conditions of the site, including liquefaction, soil compressibility, slope stability and seismic considerations, are addressed in the preliminary geotechnical report. Mitigation measures have been identified and will be implemented to reduce potential impacts to a level of insignificance.

S-1.1f Require new projects to be designed and developed in accordance with recommendations set forth in any required geotechnical or geologic reports by conditioning projects, evaluating construction plans, and conducting field inspections.

S-1.1g Require all grading and construction plans to clearly indicate required mitigation measures.

Assessment: The recommendations outlined in geotechnical reports for the site will be adhered to and noted as necessary on subsequent project grading, site design and building construction plans.

S-1.1h Lower the intensity of development as the steepness of terrain increases in order to minimize grading and prevent creation of land instability. Development of steep slopes (exceeding 25% steepness) will be regulated through the adoption and implementation of a Hillside Development Ordinance. Proposed extensions of urban or suburban land uses into areas characterized by slopes over 25 percent and other generally unstable land with over 15 percent slopes shall be evaluated with regard to safety hazard prior to the issuance of any discretionary approvals.

Assessment: The land uses established in the Specific Plan have been arranged with careful consideration of the site's setting and topography. Development is clustered in areas of the site characterized by slopes of generally less than 25%. The clustered development concept creates an opportunity to preserve the steep hillsides and ridgelines across the property as natural open space. The Specific Plan also includes hillside development standards and guidelines to further promote preservation, safety and encourage compatibility along the interface with these open space areas.

Goal S-2 Flood and Inundation

Minimize injury, loss of life, property damage, and economic and social disruption caused by man-made and natural flood and inundation hazards.

Objective S-2.1 Improve flood control systems and provide adequate protection in areas of the City subject to inundation, while protecting the habitat, recreational and aesthetic values of natural drainage ways where feasible.

Policies

S-2.1a Cooperate with the Riverside County Flood Control District and Water Conservation District in evaluating the effectiveness of existing flood control systems in the City and adjacent jurisdictions and improve and expand these

systems as necessary to ensure that there is adequate capacity to protect existing and proposed development from stormwater runoff and flooding.

Assessment: Project plans have been and will continue to be coordinated with the County Flood Control District.

S-2.1b Identify natural drainage courses and designate drainage easements to allow for construction of drainage facilities (if needed to protect the health, safety, and welfare of the community) and/or the preservation of natural drainage courses.

Assessment: Storm drain systems within the Specific Plan area have been designed to adequately convey and detain storm runoff, protect property and maintain existing downstream drainage conditions. The Storm Drain Plan includes conventional facilities as well as detention basins and open space drainage system design alternatives to create a natural appearance, retain habitat and accommodate recreational trail uses. Towards this end, the project also contains a series of water quality/flood control basins. It is expected that these basins will be maintained by the City's CSD, except those basins which are an integral part of the golf course. The latter facilities will be maintained in conjunction with routine golf course maintenance.

In addition to City review, implementation of the Copper Canyon Storm Drain Plan will be coordinated with the Riverside County Flood Control and Water Conservation District, including necessary approvals and permits.

The site is not subject to dam inundation.

S-2.1c Actively participate in and strongly promote timely completion of regional drainage plans and improvement projects which effect the City.

Assessment: The project will be required to provide improvements to mitigate its own impacts.

S-2.1e All new development, including filling, grading and construction, proposed within designated floodplains, shall require the submission of a study prepared by a qualified hydrologist or engineer that determines whether the development would significantly increase flood hazard. The study shall provide specific mitigation measures that indicate how flood hazards would be eliminated or reduced to a less-than-significant level.

Assessment: A hydrology study will be submitted in conjunction with the Specific Plan and will be reviewed and approved by the City.

S-2.1f All new construction within the 100 year floodplain shall be flood-proofed, with building pads above 100-year flood levels designed to allow unrestricted flow of floodwaters.

Assessment: The recommendations of the hydrology study will ensure that this standard is met.

S-2.1g If any fill is placed in floodplain areas, adequate channel capacities or floodplain storage area must be provided for flood waters to off-set displacement of floodplain storage.

S-2.1h Surface water run-off from new development shall be controlled by on-site measures including, but not limited to the following:

- Structural controls;
- Restricting removal of vegetation;
- Restricting changes in topography; and
- Limiting areas of impervious surfaces.

Assessment: The project will result in no net increase in runoff and will not encroach into flood plains.

Goal S-4 Water Quality

Protect water resources in the Murrieta Plan Area from degradation due to urban development in their vicinity.

Objective S-4.1 Restrict the pollutants (metals, sediment, organics, or pesticides) which may be routed to natural creek channels via storm runoff or other return flows such as irrigation.

Policies

S-4.1a If surface water is collected for discharge, or a surface discharge is contemplated in any new development or as a result of drainage improvements, a National Pollution Discharge Elimination System (NPDES) permit must be obtained from the Regional Water Quality Control Board or local permitting agency.

Assessment: Erosion control and Storm Water Pollution Prevention Plans (SWPPP) will be implemented and permits obtained for project grading and construction activities in accordance with City and State NPDES requirements. These plans will incorporate "Best Management Practices" (BMP) intended to minimize stormwater pollutant loads and sediment discharges to downstream drainage systems (onsite and offsite) in accordance with City standards and

ordinances.

S-4.1d Applicants for projects that impact a natural watercourse or mapped floodplain shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements.

Assessment: Development of the Specific Plan will impact existing natural drainages and Section 1603 permit agreements will, therefore, be obtained from the Department of Fish and Game along with Section 404 permit/clearances from the Army Corps of Engineers. The required agreements and permits, including any mitigation plans, will be obtained prior to the issuance of grading permits in the affected areas of the site.

Goal S-6 Fire

Provide citizens of Murrieta with a fire safe community

Objective S-6.1 Provide a safe living environment ensuring adequate fire protection services to prevent and reduce the loss of life and property from structural, wildland, and wildland/urban fire damage.

Policies

S-6.1b Any development proposed within wildland fire hazard areas should be reviewed by the Murrieta Fire Protection District for compliance with the District's Fuel Modification Plan.

Assessment: The Specific Plan includes a set of comprehensive fuel modification standards and design criteria to minimize potential wildland fire impacts along the development interface with natural open spaces. All aspects of the fuel modification program, including maintenance and access provisions, are in accordance with the requirements of, and will be subject to review and approval by, the Murrieta Fire Department.

S-6.1c As part of the development review process ensure that water main capabilities are adequate to meet fire flow requirements for residential and commercial/industrial areas as set forth by the Murrieta Fire Protection District.

Assessment: The water supply system for the Copper Canyon Specific Plan will be sized to adequately meet the average day, maximum day and fire flow demand and storage requirements for the proposed land uses.

S-6.1d In cooperation with the Murrieta Fire Protection District strive to achieve a five-minute, or less, response time for fire and medical emergencies, ninety percent of the time, to all areas within the City.

Assessment: Copper Canyon is located within the five minute response time radius of the Bear Creek Fire Station, located on Clinton Keith Road just north of the project site. The project helped fund this fire station.

S-6.1e Require all streets, roads, alleys, and other public ways, to be identified by name with a standard sign distinctly marked and clearly visible.

Assessment: The Fire Department will have the opportunity to review and comment on all development plans.

S-6.1j In cooperation with the Murrieta Fire Protection District ensure all property in the City and successive uses of individual buildings comply with the latest edition of the Uniform Fire Code and other applicable building and fire standards.

Assessment: Development of the Specific Plan will comply with all applicable fire prevention and protection programs, policies, guidelines, codes and ordinances including access, street signage, house identification and other appropriate building and fire safety standards.

Goal S-7 Police Protection

A highly effective City Police Department

Objective S-7.1 Control crime in the City by maintaining adequate police department staff, equipment, and facilities.

Policies

S-7.1d In cooperation with the Police Department, ensure all new development incorporates safe building/site designs, such as visible walkways/hallways and proper lighting of common areas and parking lots.

Assessment: Security measures including safety lighting and defensible space concepts are encouraged by the Specific Plan to control crime and enhance the provision of police protection services.

Goal S-10 Hazardous Materials and Waste

Reduce threats to public health and safety from hazardous materials, especially threats induced by earthquakes and accidental leaks and spills.

Objective S-10.1 Ensure the safe and prudent use of hazardous materials, and control the quantity of hazardous materials handled within the City.

Policies

S-10.1a No specified hazardous waste facility shall be located within 200 feet of an active fault.

S-10.1b Review proposed development projects involving the use, storage and disposal of hazardous materials with the intent of minimizing the magnitude and probability of a hazardous event.

S-10.1c Assist in establishing and maintaining a team of Murrieta Fire Protection District firefighters trained for first level hazardous materials response and a vehicle properly equipped with protective clothing and material to initiate preliminary action and assist an advanced response team from a County-wide joint powers team or from the County of Riverside.

S-10.1d Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such uses.

S-10.1e Incorporate by reference the relevant portions of County Hazardous Waste Management Plan.

Assessment: Previous Environmental Site Assessments conducted for the Copper Canyon property found no significant evidence of hazardous materials remaining from past dry farming uses.

ECONOMIC DEVELOPMENT ELEMENT

Goals, Objectives, and Policies

Goal ED-1 Sound Economic Base

Provide citizens and businesses of Murrieta with a sound economic base.

Objective ED-1.1 ***Retail Commercial:*** Capitalize on opportunities that create a positive balance between the supply of retail and demand for goods and services.

Policies

ED-1.1a Encourage retail development projects that can realistically satisfy area-wide or regional-based demand for goods and services.

ED-1.1b Encourage retail development, expansion and remodeling projects that can effectively reverse or minimize outflows of resident expenditures to alternative retail facilities beyond the City limit.

ED-1.1c Discourage retail development in small isolated pockets outside areas currently designated for retail land use by the General Plan.

ED-1.1d Retail development in areas not currently designated for commercial land use by the General Plan should only be allowed when such projects are of adequate scale to effectively compete on a community or regional scale and possesses sufficient market potential for success without significant impacts to the existing retail base.

Assessment: The Copper Canyon project is situated along Clinton Keith Road, thereby providing the opportunity for future commercial development serving the surrounding community and the needs of passers-by. The proposed commercial site, with its frontage on Clinton Keith, proximity to residential development and easy accessibility has a strong appeal for community shopping and personal services generated by this prime location.

Objective ED-1.4 ***Housing:*** Promote and encourage housing development that reflects the attractive non-congested living environment of Murrieta; represents an affordable value and quality product within the regional housing market; and is commensurate with income potential of local employment opportunities and resident job skills.

Policies

ED-1.4b Encourage housing that is within economic reach of all income levels and family living styles inclusive of age-restricted housing, estate and ranch properties, single family detached, single family attached, townhomes, condominium flats, and apartments.

Assessment: The Copper Canyon Specific Plan provides a range of residential uses and densities capable of accommodating the diversity of housing needs and lifestyles associated with growth of the community. These uses range from multiple units to 5,000 square foot single family lots to half-acre and larger lots, with provisions incorporated into the Specific Plan to accommodate age-restricted and affordable housing development.

ED-1.4c Strive to limit the burden of taxes and special assessment on residential development to a maximum of 2.0 percent of the total assessed value in concert with other taxing entities.

Assessment: The maximum 2.0 percent tax burden goal will be considered in the determination of infrastructure improvements incorporated into the public financing district(s), if any such financing vehicles are employed.

Objective ED-1.5 ***Tourism and Leisure:*** Promote Murrieta as an attractive tourist destination and leisurely living environment by supporting activities and projects that showcase natural amenities, open space settings, and historic activities of the surrounding region.

Policies

ED-1.5a Encourage the development of tourist and entertainment-type facilities such as hotels, dinner house establishments, a music and festival park, an amusement park, mineral hot springs, golf courses, visitor center, etc.

Assessment: The proposed project provides for a tourist/destination amenity as encouraged in the General Plan, in the form of a championship golf course. In conjunction with the existing Bear Creek golf course, the project's vicinity will have a strong identification for golf and quality development.

ED-1.5d Encourage an alliance among local golf course facilities in order to attract professional tour events to Murrieta.

Assessment: This type of alliance may be considered in the future.

Objective ED-1.6 ***Economic Quality of Life:*** Promote the economic quality of life in Murrieta by providing diverse physical and intellectual attributes that serve community residents, business, and property.

Policies

ED-1.6a Encourage and support development and programs in urbanized areas of the community that create an uncongested setting through pockets of open space, natural siting, respect for vistas and landmark topography, etc., while providing necessary infrastructure.

ED-1.6b Encourage and support development, policy, and programs in rural areas of the community that advocate the natural ambiance of Murrieta through open space preservation, natural siting, and minimal encroachment on landmark features that embody the region's physical environment.

Assessment: The Specific Plan provides for the development of an uncongested residential community featuring park and recreation facilities, a diversity of residential lifestyles, local shopping and services, quality design standards and significant natural open space, including visually prominent ridgelines, steep hillsides and drainage areas.

Goal ED-4 Fiscal Strength

Develop a strong fiscal operating position with the capacity to meet public service demands of residents and businesses.

Objective ED-4.1 ***Fiscal Structure:*** Improve the ongoing fiscal revenue and cost structure of the City as well as fiscal growth potential inherent to land use development, business activities, and redevelopment/revitalization programs.

Policies

ED-4.1a Review the fiscal viability of future development projects in terms of net effect resulting from construction and probable land use activities.

ED-4.1b Scrutinize the probability of market support for retail, lodging, and entertainment-based projects to ensure anticipated fiscal benefits can be realized and the competitive position of the City is not jeopardized by undermining market performance of effective merchandisers that may already exist in the City.

ED-4.1c Review the City's fiscal revenue and cost structure on a periodic basis so that staff-level assessment of smaller-scale projects can be provided in a quick, cost-effective, and accurate manner.

Assessment: A fiscal impact analysis will be submitted in conjunction with the Specific Plan.

ED-4.1d Review large-scale projects involving any and all forms of land use development, redevelopment, or revitalization on a project-specific basis to determine fiscal viability and market potential.

Assessment: The viability of the Copper Canyon Specific Plan will be demonstrated in supporting market and fiscal impact studies, including the project cost/revenue analysis which is expected to project a net positive financial benefit to the City.

ED-4.1e For development projects and programs requesting public funding, infrastructure participation or revenue sharing, a fiscal and financing analysis

should be required to aid in determining the merit of providing such assistance.

Assessment: An analysis of costs and financing strategies will be provided along with the Specific Plan to identify infrastructure facilities benefiting development of the site and surrounding areas.

Objective ED-4.2 ***Infrastructure Capacity:*** Develop a coordinated system of infrastructure in concert with growing service demands that provides for orderly and efficient development in the community.

Policies

ED-4.2a Formulate a master plan of infrastructure and capital improvements that satisfies service demands inherent to General Plan growth policies and is coordinated with infrastructure planning efforts of area service districts, utility companies, adjoining government agencies, and City departments or entities, such as Redevelopment, Parks and Recreation, and police and fire services.

ED-4.2b Create a public facilities financing program that employs a diverse range of mechanisms to ensure long-term funding for infrastructure and related capital improvements as service capacity is demanded or when baseline facilities are required.

ED-4.2c Develop a public financing strategy that recognizes the need to focus efforts towards specific service areas or infrastructure improvements such as storm drains on a priority basis in order to create infrastructure systems of sufficient scale to accommodate orderly and efficient residential and non-residential growth.

ED-4.2d Large-scale development projects shall include a financing plan for infrastructure and related capital improvement that is consistent and coordinated with the City master plans.

Assessment: The Specific Plan analyzes the need for onsite and offsite infrastructure improvements which, by virtue of past improvements, are very minimal. Existing facilities include backbone water supply and sewage collection systems and roadway improvements. Minor improvements are necessary to support development of the Copper Canyon project and other major planned communities in the area. The creation of a CFD may be considered as necessary.

CONSERVATION AND OPEN SPACE ELEMENT

Goals, Objectives, and Policies

Goal COS-1 Water Resources

Conserve and Manage water resources, which include surface waters, groundwater, imported water supplies, and waste water.

Objective COS-1.1 ***Coordinated Water Management:*** Facilitate the long-term availability of water resources for the community, including the provision of a safe and sufficient water supply and distribution system. Coordinate water resource management with federal, state, and regional agencies.

Policies

COS-1.1b Maximize the beneficial uses of all water resources, including storm and lawn runoff and reclaimed water.

COS-1.1c Balance the recreational, environmental, and habitat opportunities associated with water resources.

Assessment: A comprehensive water quality management program is proposed in the Copper Canyon Specific Plan. This program involves no net runoff from the site and the establishment of a series of water quality wetlands in conjunction with the project's golf course.

With respect to construction-related matters, the EIR for the project will delineate erosion control and other applicable measures to ensure consistency with applicable General Plan policies.

COS-1.1d Work and cooperate with agencies responsible for the protection of water quality for all waters of the General Plan Area.

Assessment: Storm Water Pollution Prevention Plans (SWPPP) incorporating Best Management Practices (BMP) will be prepared and implemented for the project's grading and construction phases in accordance with City and State Regional Water Quality Control Board NPDES requirements. The project will, furthermore, participate in the long-term protection of water quality through the City's Community Services District for areawide NPDES activities including storm drain system maintenance and street sweeping programs.

COS-1.1e Ensure that all opportunities for the mitigation of environmental impacts are evaluated and optimized in terms of water resources. [for example: creek restoration/ mitigation banking.

Assessment: Development of the site has the potential to impact existing water resources and mitigation measures, including preservation and replacement of sensitive habitats. Measures will be incorporated into the design of the project or will be implemented to reduce these impacts. The mitigation measures together with the project design features will further promote the balance between development and conservation of water resources.

Objective COS-1.2 ***Surface Waters:*** Conserve and properly manage surface waters within the General Plan Area through the protection of the watershed and natural drainage system.

Policies

COS-1.2a Pursue opportunities for establishing waterways as multi-purpose corridors for flood control, recreation, wildlife habitat, groundwater recharge, and utility easements or right-of-ways.

Assessment: The major drainage area (Cole Canyon) is planned as a multi-use area for drainage and recreational purposes. The main drainage corridor through the site is a significant open space element of the project where existing oaks and riparian habitat will be preserved, runoff maintained in as natural of a pattern as possible and a golf course will be provided to enhance compatibility.

COS-1.2b Preserve Murrieta Creek as a natural, scenic, and recreational corridor, recognizing measures needed for flood control.

Assessment: Although adjoining Murrieta Creek, the project will not impact the riverbed and will provide a trail connection linking the Creek with the Santa Rosa Plateau.

COS-1.2d Seek to retain natural drainage courses where health and safety are not jeopardized. Prohibit occupation or obstruction of natural drainage courses. If modifications to these courses become necessary, such as for protection from flood hazards, require improvements to continue natural functions and to convey a natural appearance wherever technically feasible.

COS-1.2e Alternatives to hard-lined bottoms and side slopes within flood control facilities shall be required where technically feasible. Techniques such as the naturalistic grading of slopes and other landforms, the use of earthen landscaped swales, revegetation, rock rip-rap or rock-lined concrete, if necessary, are preferable to conventional concrete channels.

COS-1.2f Where technically feasible, channel designs shall maintain normal flows and allow the recharge of soil moisture and underlying aquifers. Pervious channel linings such as ungrouted rock rip rap and vegetation are encouraged. Prohibit the conversion of natural watercourses to culverts, storm drains, or other underground structures except where required to protect public health and safety and to allow necessary road crossings and provide sound engineering design. Revegetation must be addressed in the channel's hydraulic analysis and the design of downstream culverts.

Assessment: The Specific Plan includes a comprehensive plan designed to adequately convey and detain runoff, protect property and maintain existing flow patterns and downstream discharges.

The project's drainage concept provides for the use of alternative storm drain system designs through the open space areas of the site making use of the golf course as a facility to detain peak flows and to biologically treat and purify urban runoff. The intent is to give proper consideration to alternatives which are natural in appearance, promote infiltration and allow continued water flows to riparian habitats. These types of improvements will be provided throughout the project to the extent they are feasible from an engineering and safety standpoint.

COS-1.2g Encourage the use of open space and drainage easements, the clustering of new development, and appropriate building setbacks as flood-hazard protection and stream preservation tools.

Assessment: The Copper Canyon Specific Plan clusters development within the site to retain and preserve the more significant ridgelines, hillsides and drainage areas in open space. The golf course provides a compatible interface between housing and Cole Creek.

COS-1.2h Encourage the use of natural drainage courses as natural boundaries between neighborhoods.

Assessment: The only substantial drainage course on the site is Cole Creek, which is maintained as an open space corridor.

COS-1.2k Preserve Cole Creek as a natural, scenic, and recreational corridor, recognizing measures needed for flood control.

Assessment: Cole Creek is identified as a significant resource in the General Plan, which emphasizes a comprehensive approach to habitat and viewshed preservation, recreation and flood control. The Specific Plan design effectively combines all of these elements by creating a golf course which provides a proper

interface between the creek and urban development, with very minimal intrusion into the creekbed and Waters of the United States, and with flood control measures in the form of water quality/detention basis outside of the jurisdictional wetlands. This approach and these ideals have been the guiding principle in development of the project and golf course design, intended to maximize recreational and aesthetic resources while protecting the important habitats which exist in Cole Creek.

Objective COS-1.3 ***Groundwater:*** Protect and enhance the local groundwater supply.

Policies

COS-1.3b Where possible, the flood control plan for storm waters should encourage the retention of water for percolation into the groundwater to conserve it for future uses and to mitigate downstream flooding.

Assessment: Storm drain plans for the project include stormwater water quality/ detention basins at specified locations along the golf course to mitigate increased runoff and maintain existing drainage conditions immediately downstream and further on through Cole Creek and Murrieta Creek.

COS-1.3d Protect the groundwater supply from all sources of contamination.

Assessment: Mitigation measures for the project's potential impact on groundwater supplies include Storm Water Pollution Prevention Plans (SWPPP) and participation in the City's CSD program for street sweeping and other NPDES activities and the establishment of water quality/detention basins onsite.

COS-1.3e Ensure that projects located in areas of shallow groundwater protect against discharging contaminated water into the storm drain system by following NPDES permitting procedures.

Assessment: The project will comply with all NPDES procedures and requirements.

Objective COS-1.5 ***Reclaimed Water:*** Encourage the development and utilization of a reclaimed water supply.

Policies

COS-1.5a The use of reclaimed water shall be required, where appropriate and feasible, for parks, golf courses, cemeteries, green belts and other such open space developments which typically use water at comparatively high rates.

Assessment: The use of reclaimed water for irrigation purposes is encouraged by the Specific Plan if and when a source of supply becomes available.

COS-1.5b Utilize opportunities for open space uses around regional water reclamation facilities and associated percolation ponds.

Assessment: The project proposes a park site adjacent to the Santa Rosa Regional Water Reclamation plant. Additionally, all facilities on the site are within proximity to this reclamation facility.

COS-1.5d Encourage the use of reclaimed water, where appropriate and feasible, as a water source for industrial use and to irrigate large landscaped areas.

Assessment: The Specific Plan indicates the use of reclaimed water when available.

Objective COS-1.6 ***Water Conservation Practices:*** Implement comprehensive water conservation measures as necessary to ensure sufficient water supplies for human consumption, sanitation, and fire protection.

Policies

COS-1.6a Require new construction and development to install water-conserving fixtures and appliances.

Assessment: Water conservation measures will be implemented in accordance with all local, state and federal requirements, including the installation of low use plumbing, appliances, fixtures and fittings.

COS-1.6c Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.

Assessment: Water efficient landscape plantings and irrigation system designs will be provided in accordance with City Ordinance. Guidelines for the design and installation of landscaping and irrigation systems as required by the City and encouraged by the General Plan are included in the Specific Plan.

COS-1.6f Encourage, whenever appropriate and feasible, development techniques which minimize surface run off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on-site use and retention of storm water, the use of pervious paving material (such as turf block, walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.

Assessment: The project contains provisions for on-site retention.

COS-1.6g Where appropriate, require new developments to install dual plumbing systems to provide for the use of reclaimed water.

Assessment: Dual reclaimed water systems for common and private area landscape irrigation and the golf course would be provided subject to the availability of a supply source and the timing of delivery.

Goal COS-2 Biotic Resources

Conserve biotic resources in both natural and urban environments.

Objective COS-2.1 ***Habitat Protection:*** Biotic Resources in the Plan Area, including vegetation, wildlife, and all special status species, shall be conserved through the protection of habitats and the mitigation of impacts due to development.

Policies

COS-2.1a Coordinate with regional, state, and federal agencies to achieve common goals for habitat and species conservation.

Assessment: Mitigation measures will be contained in the Specific Plan EIR to offer support for achieving common goals relating to regionally coordinated habitat management including raptors and the Stephens' Kangaroo Rat.

COS-2.1b Encourage donation or exchange of lands with sensitive biotic resources to non-profit environmental organizations or responsible agencies.

Assessment: Consideration will be given to adding the upper portions of Cole Canyon to the Santa Rosa Preserve.

COS-2.1c Preserve opportunities for establishing waterways as wildlife corridors and encouraging flood control techniques which allow the establishment of habitats. Use other open space corridors or greenbelts to link natural areas where possible. Reestablish important wildlife corridors which may have been damaged.

Assessment: The natural drainages retained in open space will make use of alternative drainage system designs including detention basins and water quality wetlands. The intent is to provide a natural appearance and, from a biological standpoint, allow preservation of riparian habitats and wildlife movement patterns.

COS-2.1d Ensure that all opportunities for the mitigation of environmental impacts are explored. Encourage the establishment of mitigation banks to protect or restore habitat within the Plan Area.

Assessment: Development of the project will unavoidably impact certain biological resources and specific mitigation programs will be proposed in the EIR to assist in reducing these impacts. Additional opportunities for mitigation of impacts on riparian and related sensitive habitats will likely be considered and negotiated as part of the Department of Fish and Game 1603 Streambed Alteration Agreement and Army Corps of Engineers 404 permit processes.

COS-2.1e Retention of existing biologically functioning wetlands shall be preferred over replacement with manufactured wetlands.

Assessment: With the addition of water quality wetlands as proposed, the project will likely result in a net increase in wetlands. The removal of existing wetlands(or jurisdictional waters) will be very minor and will be quantified in the EIR.

COS-2.1f In the review of development projects, assess the total habitat value of a site, rather than simply the presence or absence of special status species.

Assessment: The Specific Plan EIR will evaluate and recommend mitigation measures based on the overall habitat setting of the site, including both local and regional considerations. The planning efforts to date have focused on maintaining the biological integrity of the site.

COS-2.1g Continue to implement regional habitat conservation programs for endangered species.

Assessment: The Stephens' Kangaroo Rat (SKR) has not been located on the site. A focused live trapping survey will need to be performed prior to grading permits and if SKR are found to occupy the site, and the City has joined the Riverside County Habitat Conservation Agency (RCHCA), mitigation will be provided in accordance with the provisions of the approved species/habitat take program. If the City has not yet joined the RCHCA, the project will be required to enter the Section 7 consultation or Section 10(a) permit/mitigation plan process with the U.S. Fish and Wildlife Service.

COS-2.1j Development projects for major arterials and bridges in the City that would directly or indirectly impact biotic resources as a result of construction or post construction activities shall be designed to ensure that impacts to biotic resources are avoided or adequately mitigated. Consideration of the following issues shall be reflected in the design of such projects:

- Potential for conflicts between active recreational use and areas of wildlife habitat.
- The impacts of vehicular noise, light and glare on wildlife habitat.
- Potential for surface water contamination of watercourses and riparian habitat.
- Plant materials that compliment natural habitat areas and support wildlife.
- Regional Plans and the need for wildlife corridors.

Assessment: The project will involve two significant streambed crossings: 1) Cole Creek, by way of Vineyard Avenue; and 2) Murrieta Creek, by way of Calle de Oso Oro/Nutmeg Street. The crossing proposed for Cole Creek has been reviewed by a biologist, with the conclusion that adequate clearance in the form of a bridge span and vertical clearance exists to preclude significant impacts relative to wildlife migration. The Nutmeg Bridge is currently under design by the City and its design parameters, as with the Cole Creek crossing, will be established through the Corps of Engineers 404/Fish and Game 1603 process.

COS-2.1k Areas that contain significant natural habitat shall be included in the development and implementation of a wildlife and habitat management plan. The goal of the wildlife and habitat management plan will be to set forth specific development guidelines to ensure the preservation and survival of sensitive, unique, or locally limited flora and fauna that currently exist in the General Plan area.

Assessment: The Specific Plan design objectives and supporting development standards together with the expected EIR mitigation programs will provide the guidance for implementation of wildlife and habitat management measures for the Copper Canyon project. These measures will relate to the open space areas of the site and the implementation of mitigation/preservation programs designed to minimize the balance the effects of site development on biological resources.

COS-2.11 Wildlife corridors within the General Plan area shall be established and preserved in perpetuity to permit free movement of resident and migratory wildlife and to integrate this free movement with the preservation of General Plan area wetland resources. Such corridors shall include the floodplain of Murrieta Creek, Warm Springs Creek, their associated tributaries and Cole Creek. Plans and projects proposed in sensitive areas shall preserve these

major wildlife corridors and identify and preserve in perpetuity additional localized or project-specific wildlife movement corridors identified in the CEQA analysis required for such a project. Such localized corridors shall connect to the corridors associated with Murrieta Creek, Warm Springs Creek, and Cole Creek.

Assessment: The principal design objectives of the project have focused upon preserving and potentially enhancing corridors for the movement of wildlife and recreational users through the Copper Canyon site. Wildlife movements will continue to be possible relatively unabated along Cole Creek, with the golf course providing a relatively peaceful and tranquil interface between the Creekbed and housing.

Human movement will be directed along the proposed trail which, while providing a link between Murrieta Creek and the Santa Rosa Plateau, routes human travel away from the most significant wildlife movement route.

COS-2.1m Where proposed roadways or roadway improvement projects cross wildlife corridors, project proponents in consultation with the City of Murrieta and CDFG, shall design road crossings to accommodate wildlife corridors and facilitate the free passage of fish and wildlife species.

Assessment: Appropriate provisions for multi-agency coordination will be made in the Specific Plan and EIR.

COS-2.1n All projects in the vicinity of a natural watercourse shall implement the use of "Best Management Practices" to avoid contamination of riparian habitat from urban stormwater run-off.

Assessment: Regular street sweeping, periodic storm drain maintenance/clean-out activities, homeowner education programs, and the employment of drainage-related control systems such as the use of infiltration basins/trenches and filter strips are potential "Best Management Practices" that will be implemented to minimize stormwater pollutant loads in accordance with City NPDES programs, standards and ordinances.

COS-2.1o Establish and implement a "no net loss" wetland policy for the entire General Plan area. Avoidance of wetlands shall be a priority and, when not feasible, impacts shall be kept to a minimum. Compensation shall occur for any loss of wetland acres and/or values to ensure meeting the no-net loss goal.

Assessment: As described in the biological report, riparian resources within the Specific Plan under the jurisdictional authority of the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) may be

impacted to a minor degree.

The Specific Plan preserves the major drainages in open space, particularly Cole Creek and the many oak trees on the site. The design of the Specific Plan acknowledges that 100 percent of the existing riparian resources can not be preserved, as a tradeoff for retaining the site's significant physical and natural features and to facilitate development of a golf course and roadway crossings. Therefore, riparian habitat replacement consistent with the policy of "no net loss" will consider suitable open space locations within the Specific Plan area through consultation with the ACOE and CDFG. Oak tree removals, where unavoidable, will be in accordance with City Ordinance, including replacement mitigation.

COS-2.1p Require the project proponent for each project containing wetlands to conduct a wetland delineation study. Wetland delineation studies shall be conducted by a qualified biologist in conformance with the most current U.S. Army Corps of Engineers methodology. The wetland delineation will be submitted to the Corps for formal verification and the City shall not accept any applications for land use entitlement unless accompanied by a Corps verified wetland delineation report.

Assessment: A wetlands delineation study of the site has been submitted to the City and will subsequently be submitted to the Army Corps of Engineers for verification of jurisdictional authority and mitigation requirements prior to the issuance of grading permits.

COS-2.1q Prior to the filling or other adverse site modifications of any of the verified delineated waters of the US, an individual permit, written authorization under an existing nationwide permit, or a written response stating that no further action is required, shall be obtained from the US Army Corps of Engineers.

COS-2.1r Require project proponents, where applicable, to obtain a Streambed Alteration Agreement. The Agreement shall be submitted to DFG at least 30 days prior to the filling or adverse modification of any of the delineated wetland habitats including Murrieta Creek, Warm Springs Creek, and Cole Creek.

Assessment: Section 1603 Streambed Alteration Agreements and 404 Permit/clearances will be obtained prior to the issuance of grading permits in affected areas.

COS-2.1s Require that all wetlands avoided and/or otherwise preserved be dedicated to the City or other appropriate non-profit entity, through covenants enforceable by the City to ensure their maintenance and survival in perpetuity.

Assessment: As part of the community-wide open space system, the preserved riparian areas will either be dedicated to the Nature Conservancy, the City, the City's CSD or will be controlled by a Master Homeowners Association and community CC&R's. Covenants enforceable by the City, if necessary, will be a part of the process establishing any association or other entity charged with the responsibility for maintenance and management of these areas.

COS-2.1t All project proponents proposing development in SKR habitat areas shall participate in "Section 7" consultation with the U.S. Fish and Wildlife Service. If the City is a member of the HCA, the rules and procedures of the HCA shall apply. Both procedures could allow incidental take under section 10(a) of the Endangered Species Act. Issuance of a 10(a) permit would enable the City to issue development permits resulting in the "incidental take" of SKR, where take is defined as any activity that would harm, kill, harass, or endanger SKR in the course of construction.

Assessment: Development impacting habitat occupied by SKR, if any, will comply with the endangered species program requirements of the City, RCHCA and/or U.S. Fish and Wildlife Service, as applicable.

COS-2.1v Areas dedicated as open space and other areas of natural habitat shall be protected from damage by off-road vehicles and other habitat-damaging disturbances such as camping, and unrestricted access by house pets. Areas shall be protected through fencing, signing and policing to indicate that such activities are prohibited.

Assessment: The Open Space and Recreation Plan and Specific Plan design standards include provisions for buffering, fencing and other measures, such as signage and community awareness/education programs to protect open space areas adjacent to development.

COS-2.1w Preserve an open space corridor along Cole Creek connecting to Murrieta Creek and to the areas of designated open space to the south. The corridor shall be maintained in a natural condition to promote the movement of wildlife.

Assessment: As has been stated in response to other policies, the maintenance of Cole Creek and wildlife movement is a key goal of the Specific Plan.

COS-2.1x Prior to project approval within Cole Canyon, the City of Murrieta shall require that the project proponent prepare a plant and wildlife management plan. The plan shall be prepared and implemented in cooperation with The Nature Conservancy and reserve managers to conserve and protect biological resources in this area.

Assessment: Biological Management plans have been included in the Specific Plan. Subsequent to further processing, the coordination alluded to will be initiated.

Objective COS-2.2 ***Supportive Land Use Strategies:*** Land use and landscape strategies and standards which protect wildlife habitats and important vegetation.

Policies

COS-2.2a Encourage the use of cluster development, large lot districts, and open space and drainage easements to protect stream beds, vegetation, soils and wildlife.

Assessment: These principles have been observed in the design of the Specific Plan.

COS-2.2b Establish adequate buffer areas between sensitive habitats and development. Provide adequate setbacks to protect riparian habitats from roads and structures. To the maximum degree feasible, designate as lands located within 100 feet from the top of bank or outside edge of riparian vegetation or a wetland boundary, which ever is greater, as open space lands. Prohibit grading, structures, planting of exotic plant species, and native vegetation removal within the 100-foot buffer zone. Periodically review minimum riparian area setbacks to determine if setback distances are effective, and revise if necessary.

Assessment: The Specific Plan provides guidance for the establishment of buffer and landscape transition zones where development interfaces with open spaces, the sewer plant, natural hillsides and drainage courses. The riparian areas retained by the project include the Cole Creek drainage through the site. The wetland "boundary" as determined in the delineation study for these areas is very narrow, however use of the golf course results in large buffers with respect to urban development.

The buffer/setback requirement of 100 feet or other mitigation alternatives consistent with the intent of this policy will be implemented during the preparation of detailed design plans.

COS-2.2c Require the use of sound conservation practices in the management of grading, drainage, protection of soils, protection of wildlife habitat areas, replacement of shrubs and ground covers, and the protection and replacement of indigenous trees.

Assessment: The design and implementation of project grading and drainage plans will reflect the conservation principles incorporated into the Specific Plan and the requirements of City standards, codes and ordinances.

COS-2.2d Provide natural areas in urban settings to increase species diversity and provide wildlife viewing opportunities for residents of the City.

Assessment: The Copper Canyon open space system and trail network will provide ample opportunities for public views of the site's prominent hillsides, drainages and related wildlife habitats.

COS-2.2e Require strict covenants, codes, and restrictions for all land owners adjacent to riparian preserves to prohibit the dumping of refuse or yard clippings, the removal of vegetation, or the planting of exotic species within the riparian buffer zone.

Assessment: Restrictions prohibiting the misuse of open space areas will be incorporated into the project CC&R's.

COS-2.2f All new project submittals shall be reviewed for their potential environmental impact to biotic resources. Unless a determination is otherwise made by the Planning Department, new projects on vacant land shall have a preliminary "walk-over" field inspection performed by a qualified biologist. Further action regarding biotic resources shall be consistent with the City's CEQA Guidelines.

Assessment: Substantial biological studies for the site preceded land planning activities. All analyses will be conducted in compliance with CEQA.

COS-2.2g Evaluate proposals for new development in high fire hazard areas for their potential impact on natural habitat resulting from brush clearance. Where significant impacts are likely to occur mitigation measures shall be provided to avoid or off-set such impacts.

Assessment: Required fuel modification activities are not expected to result in significant modification of the habitats preserved by the community-wide open space system.

Objective COS-2.3 ***Landscape Quality:*** Develop programs to protect, enhance, and increase the amount and quality of the landscape to maximize aesthetic and environmental benefits.

Policies

COS-2.3a Identify and protect the characteristics and qualities of the landscape that are valued by the community and comply with local, state, and federal regulations for habitat preservation.

Assessment: The major ridgelines, steep hillsides and drainage courses within the site are prominent community landscape features which the Specific Plan protects and preserves as open space.

COS-2.3b Establish density and development standards that protect and reflect the character and quality of existing neighborhoods and minimize the loss of landscaped area.

Assessment: The Specific Plan establishes residential uses and densities compatible with surrounding neighborhoods.

COS-2.3c Survey existing street trees and other specimen trees throughout the community. Identify and protect those with historic or visual significance.

Assessment: A comprehensive oak tree survey has been prepared and submitted to the City of Murrieta.

COS-2.3d Establish a street tree program which identifies appropriate varieties, required sizes and spacing, maintenance/replacement standards, and planting schedules.

COS-2.3e Require any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing on-site trees, to the maximum extent feasible.

COS-2.3f Develop standards, procedures, and guidelines for sound landscape design and management.

COS-2.3g Encourage and support community efforts to enhance the landscape.

Assessment: Guidelines and standards for the planting of street trees, including suggested species and sizes, are included in the Specific Plan.

Goal COS-3 Land Resources

Soil conservation, watershed protection, the preservation of significant landforms, and the responsible management of mineral resources.

Objective COS-3.1 ***Landform Protection:*** Maximize protection of topographic resources for the benefit of the community, maintaining their valuable visual and landmark qualities.

Policies

COS-3.1a Develop alternative engineering standards which use the natural topography to advantage.

Assessment: Landform grading techniques and innovative construction designs are features of the Specific Plan intended to blend manufactured slopes into the natural terrain, reduce visual impacts and simulate a more natural appearance.

COS-3.1b Protect the vegetative cover on slopes and hillsides and discourage any surfacing which unnecessarily increases run-off.

Assessment: Project grading activities will protect existing vegetative cover to the maximum extent feasible in accordance with approved plans. Landscape guidelines for the revegetation of graded slopes are set forth in the Specific Plan. Surfacing will be kept to the minimum required for streets, sidewalks and building areas.

COS-3.1e Control development on prominent ridgelines and hillside viewsheds to maintain the visual integrity of the landform and reduce negative aesthetic impacts.

Assessment: The prominent ridgelines and hillsides onsite are preserved in open space. Adherence to special hillside grading design criteria and development standards is required in the adjacent development areas to minimize and soften transitional grading impacts.

COS-3.1f Review site planning and architectural design for compatibility with the surrounding landscape.

Assessment: The Specific Plan provides guidance for site planning and architectural designs which promote a cohesive community appearance. The architectural guidelines set forth in the Specific Plan encourage the use of natural colors and materials which harmonize and blend with the surrounding natural landscape.

COS-3.1g Require lands which exhibit unique or significant topographic features and ridgelines to maintain those features.

Assessment: The most significant features have been avoided and maintained.

COS-3.1h An erosion and sediment control plan shall be implemented for the grading and construction phases of new development projects, with particular attention given to projects proposed in areas with slopes over 25 percent. In accordance with City guidelines, specific erosion control measures should be designed by the project team and reviewed by the City prior to issuance of a grading or construction permit. Erosion control measures may include:

- minimizing land disturbance;
- limiting grading during the wet season;
- sprinkling exposed soil during grading;
- immediate revegetation of cut and fill areas; and
- employment of structural erosion and sediment control measures such as silt fences, straw bales, perimeter ditches or similar techniques when grading extends into the wet season.

Assessment: Erosion control plans based on established engineering practices, including the above described measures and other City requirements, will be submitted for approval in connection with the issuance of project grading permits.

COS-3.1i The City shall conduct a study to identify and map significant ridgelines, knolls, canyons and other topographic features that warrant preservation.

COS-3.1j Until the time that guidelines, ordinances, and plans are developed to protect hillsides, ridgelines, creeks, historic districts and scenic highways or roadways, interim procedures shall be put in place to ensure that proposals potentially affecting these areas are thoroughly reviewed and conditioned to eliminate significant impacts.

Assessment: The Specific Plan provides planning and regulatory guidance specifically tailored to the preservation of significant physical features within Copper Canyon and the mitigation of potential development impacts.

Objective COS-3.2 ***Preservation of Significant Slopes:*** Identify and preserve significant slopes (slopes equal to, or greater than, 50%, with a vertical rise of 30 feet or more) and limit disturbance of slopes of 25% or more.

Policies

COS-3.2a Preserve significant slopes equal to or exceeding 50% (2 horizontal units to 1 vertical unit), with a vertical rise of 30 feet or more.

COS-3.2b Apply conservation standards that limit grading to the minimum extent necessary and minimize vegetation removal in areas of slopes equal to or exceeding 25%, and reduce negative aesthetic impacts of such grading/vegetation removal.

COS-3.2c Designate a Hillside Overlay Zone or District and adopt an ordinance to regulate development and grading in hillside areas. At a minimum, the ordinance shall provide grading, landscape, and building regulations and special review procedures, as well as identifying areas for preservation.

COS-3.2d Require projects to perform site specific slope analysis, identifying slopes in the following ranges: 0-25%; 25-50%; and greater than 50%.

COS-3.2e Significant areas with slopes of 25 percent or over shall be considered unsuitable for types of development which require extensive grading or land disturbance.

Assessment: A slope analysis of the site was prepared early in the planning process to determine the site development opportunities and constraints. The analysis evaluated slopes of 0-15%, 15%-20%, 25% and 50% with an emphasis on slopes of less than 25% as a benchmark for determining developable areas and preservation requirements. Areas of 25% or greater slope are largely avoided.

The preservation of visually prominent ridgelines and steep hillside areas is a major design feature of the Specific Plan, supported by a comprehensive set of hillside grading, infrastructure, land use and landscaping design standards and guidelines.

Objective COS-3.3 ***Soil and Mineral Resources:*** Protect the soil and mineral resources of the Plan Area.

Policies

COS-3.3a Minimize soil erosion through control of flooding and sedimentation.

Assessment: Grading and drainage plans for the project will incorporate measures designed to control erosion and sediment deposition during construction.

COS-3.3b Direct growth away from areas containing fragile or erosion-prone soils.

Assessment: Erosive soils exposed during grading will be mitigated through customary erosion control practices.

COS-3.3e Ensure the reestablishment of vegetation to protect exposed soils and the use of native plantings to protect and restore floodplain soils.

Assessment: Standards for the landscaping of graded areas are incorporated into the Specific Plan.

COS-3.3f All projects involving grading in the vicinity of a natural watercourse shall implement the use of "Best Management Practices" to control erosion during all construction activities.

Assessment: Project grading and erosion control plans will incorporate "Best Management Practices" designed to minimize sediment discharges into downstream drainage systems.

Goal COS-4 Energy Resources

Responsibly managed and conserved energy resources.

Objective COS-4.1 ***Alternative Energy Sources:*** Promote alternative forms of energy sources and new technologies.

Policies

COS-4.1a Encourage the development and use of renewable energy sources such as solar, wind, and geothermal within the Plan Area.

COS-4.1b Encourage the use of energy efficient technology in all new and retrofitted development. Such technology may include energy efficient building designs, efficient lighting systems, and the use of energy efficient appliances.

Assessment: Protection of solar access opportunities and the use of energy efficient technology is encouraged by the Specific Plan and incorporated into the project mitigation measures.

COS-4.1d Encourage reduced vehicle trips through parking incentives, car pooling, mass transit opportunities, and expanded use of telecommunications.

Assessment: Such measures are encouraged by the Specific Plan and will be considered in the formation of any TDM plans required for commercial development. Mass transit opportunities would be developed based on input from, and in cooperation with, the Riverside Transit Agency.

Objective COS 4.2 ***Energy Conservation:*** Conserve existing energy resources.

Policies

COS-4.2b Implement Title 24 Building Energy Standards for residential, commercial, institutional, and industrial structures through the process of issuing building permits.

Assessment: Energy conservation measures will be incorporated into project building designs in accordance with all applicable local, state and federal requirements.

COS-4.2d Implement the proposals of the Regional Air Quality Management Plan (AQMP) and the Air Quality Element of the Murrieta General Plan.

Assessment: The Specific Plan includes a comprehensive system of bicycle lanes, pedestrian paths and trails to promote non-automotive modes of transportation and, thereby, reduce vehicle miles traveled and air pollutant emissions consistent with the goals and policies of the Air Quality Element.

Goal COS-5 Cultural/Historic Resources

Protect and enhance cultural and historic resources and develop those opportunities which will serve the cultural needs and identity of the community.

Objective COS-5.1 ***Civic and Cultural Facilities:*** Develop civic and cultural arts facilities that accommodate the cultural activities and administrative functions of the community.

Policies

COS-5.1g Require new developments to contribute fees to the City Library to offset project demand on library services.

Assessment: Project mitigation measures will be contained in the Specific Plan to provide for the payment of library impact fees pursuant to this policy.

Objective COS-5.2 ***Archaeologic/Paleontologic/Historic Preservation:*** Preserve Murrieta's paleontologic and archaeologic resources, as well as historic sites, structures, and landscape features as a legacy from the City's past and as unique characteristics that shape the community's identity.

Policies

COS-5.2l To protect significant cultural resources in the City, the Planning Department should, as part of the environmental review process, forward descriptions of proposed projects to the Eastern Information Center (EIC) at U.C. Riverside for an assessment to determine resource significance and the need for any mitigation (i.e. surveying, testing, data recovery, or monitoring).

COS-5.2m In order to protect paleontologic resources in the City, projects located within the High Sensitivity area shown on the Paleontologic Sensitivity Map that would involve grading of previously undisturbed parcels (i.e. no excavation or trenching) should be required to prepare and complete a standard paleontologic resource mitigation program. For projects located within the area designated Undetermined Sensitivity a field survey conducted by a qualified paleontologist should be required to determine if resources would be impacted by excavation. If the potential for impacts on palcontologic resources exists, a standard paleontologic resource mitigation program would be prepared and completed.

COS-5.2n In the event that any archaeologic or paleontologic resources are discovered during site excavation or construction, all activities affecting the site shall cease, and the contractor shall contact the City Planning Department. The Planning Department shall follow environmental review procedures to determine significance of the resources and appropriate mitigation measures.

Assessment: Archaeological and paleontological resources with the site have been studied extensively and will be further evaluated in the Specific Plan EIR. Mitigation programs will be outlined in the EIR, including additional review and testing of identified prehistoric sites as necessary and grading monitoring for potential fossil deposits.

Goal COS-7 Park and Recreation

Provide open spaces of sufficient quality and quantity to serve both the active and passive recreational needs of the community.

Objective COS-7.1 ***Master Park System:*** Develop and maintain a well-balanced master park system that will provide recreation opportunities for all residents of the community.

Policies

COS-7.1b Develop parks to provide three levels of service for the community, with City-wide Parks as the highest priority:

City-wide Parks shall be geographically located to be accessible to all areas of the City and Sphere. Three parks are desired, each of which is generally 50 to 100 acres in size. These parks shall accommodate City-wide activities and may include swimming pools, lighted game fields, community buildings, picnicking, passive uses (if at least 60 acres or more in size), and trail heads. Adequate parking and safety features are required.

Community Parks shall accommodate community-wide activities and may feature swimming pools, large game fields, night lighting, community buildings, and sizable areas for picnicking and passive uses. Community parks may also encompass natural features such as rivers or lakes or cultural resources such as historic sites and structures. This park type requires service by transportation routes and adequate parking. An appropriate size for this park is twenty acres or larger of level, usable area.

Neighborhood Parks shall be geographically located to be easily and safely accessible to a particular neighborhood by bicycle or walking. These parks may be general use parks or park-school facilities that serve active recreational needs. Neighborhood parks may feature game fields, courts, playground areas, wading pools, picnic facilities, and passive lawn areas. They may vary considerably in size, but a recommended range is from seven to twenty acres of level, usable area.

Assessment: The Specific Plan provides 251.1 acres of recreational open space, including a 12.7 acre school/park, 16.1 acres of oak and nature parks and a championship golf course. These park facilities are conveniently located and will feature both active and passive recreational opportunities and improvements.

COS-7.1f Minimize conflicts between parks and surrounding land uses.

Assessment: A compatible interface will be maintained between all parks and adjacent uses. A disclosure regarding nighttime lighting of joint use park will be provided to future homeowners in the surrounding areas as necessary.

COS-7.1g Encourage the establishment of youth activity centers within parks.

Assessment: Park site improvements and facilities, including a youth activity center, will be implemented at the discretion of the Murrieta Parks and Recreation Department. It is not likely that this type of use could be established in Copper Canyon.

COS-7.1i Integrate the park system with a comprehensive system of trail linkages, including regional facilities.

Assessment: The open space trails and walkway system within the project link the park, school, commercial areas, residential neighborhoods and onsite/offsite regional trail facilities, as well as Murrieta Creek and the Santa Rosa Plateau.

Objective COS-7.2 ***New Development:*** Develop additional open space, parkland, recreational facilities, and trails correlated to the opportunities and demands of new development:

Policies

COS-7.2a New development shall implement the requirements as specified in the Park and Recreation Master Plan.

COS-7.2b Require, by ordinance, the dedication of local park acreage, the payment of fees, or some combination of both for park and recreation purposes, as authorized by the Quimby Act (Section 66477, Subdivision Map Act).

COS-7.2c Require all new residential development, whether a subdivision is required or not, to provide for local park and recreation facilities at a rate equivalent to the established acreage per capita standard of 5 acres per 1,000 population.

Assessment: The proposed trail and golf course will exceed the project's parkland dedication requirements pursuant to the Quimby Act and City ordinance (16 acres is the minimum requirement).

COS-7.2d Encourage proposals for new development to offer significant areas for recreation, trails, scenic, and other open space uses. Clustered development, land dedication to the City or an open space agency, dedication or purchase of conservation easements, and, in unique situations, the transfer of development rights are potential methods of retaining open space areas.

Assessment: The Copper Canyon Specific Plan designates approximately 251.1 acres, or 43% of the site, for open space/recreational use including school/park, local parks, natural open space areas, trail and golf course.

COS-7.2h Encourage the development of private and commercial recreation facilities.

Assessment: The golf course amply implements this policy.

COS-7.2i Residential developments shall financially contribute to the city's parkland development, consistent with an established Parkland Development Fee Ordinance, or construct the necessary parkland improvements.

Assessment: The project will be required to provide improvements and/or fees consistent with City policies.

Objective COS-7.3 ***Conservation of Park Resources:*** Effectively conserve and utilize park resources.

Policies

COS-7.3a Wherever feasible, park facilities shall protect, conserve, and utilize resources of unique character and value for the community, including significant scenic and visual resources, cultural/historic resources, as well as such natural resources as water features, wildlife habitats, and native vegetation.

COS-7.3b Wherever feasible, park facilities shall conserve and responsibly manage all water, land, and energy resources.

Assessment: The guiding principle for the project's open space system is to combine resource preservation with recreational and aesthetic amenities. This is evidenced by the relationship and function of the golf course with Cole Creek, including the associated water quality wetlands, as well as the "oak" and "nature" parks, consistent with their classifications as "oak" and "nature" parks.

COS-7.3f Actively seek cooperation with school districts in the location of future school sites to allow for adjacent park acquisition and subsequent park/school complexes.

Assessment: A joint-use arrangement is proposed for the 12.7 acre school/park site in accordance with this policy.

Objective COS-7.4 ***Accommodations for Special Needs:*** Public recreation areas shall provide access and accommodations to persons with special needs, such as physical restrictions and disabilities and all age groups.

Policies

COS-7.4a Playgrounds shall be designed to provide reasonable safety, variety, and challenge and to integrate the activities of children with and without disabilities.

COS-7.4b Require existing and new facilities to comply with the Americans with Disabilities Act of 1990.

COS-7.4c Provide programs and facilities to serve senior citizens and the disabled in the Plan Area.

Assessment: The park and golf course designs will incorporate special facilities and handicap accessibility pursuant to ADA requirements and direction from the Murrieta Parks and Recreation Department.

Goal COS-8 Community Trail System

Develop and maintain a comprehensive community-wide system of trails that complements both local and regional trail systems.

Objective COS-8.1 ***Trail Objectives:*** Provide trails for pedestrian, hiking, bicycle, and equestrian needs. Create trails for a variety of trail experiences and educational opportunities where possible.

Policies

COS-8.1a Accommodate all compatible uses on a single trail where feasible and where the safety and security of all users can be protected.

COS-8.1b Develop and maintain trailhead access points for all primary trails with facilities appropriate to uses on the trail (hiking, equestrian use, bicycling, and mountain bicycling).

COS-8.1c The community-wide trails system should consider connections of park and recreational areas, schools, residential areas and other commonly used destination points.

COS-8.1d Provide trail access to the community's natural, scenic, and cultural resources. Incorporate interpretive areas into the trail system to increase public awareness and foster community identity. These resources include:

- major scenic features
- native plant communities
- historic sites and structures
- interpreted archaeological and paleontological sites
- areas of geological interest
- significant local landforms
- creeks and reservoirs
- wildlife habitats

COS-8.1e Connect trails to regional trail systems, including the Santa Rosa Perimeter Trail, and provide linkages to regional recreational facilities and adjacent communities.

Assessment: Bicycle, pedestrian and hiking trails are planned along the major destination routes linking the park, school, commercial centers, residential neighborhoods and open space areas. Bicycle lanes will be provided within the street right-of-way while the hiking trail, traversing the community-wide open space system, is planned as a primitive facilities. The open space trail network includes linkages with planned regional trail systems and will provide opportunities for enjoyment of the vistas afforded from the natural features of the site.

COS-8.1f Whenever feasible, integrate the community trails into multi-use corridors that include such other uses as creek and drainage facilities, utility lines, landscape greenbelts, wildlife corridors/habitats, and other compatible uses. Trails along river and steam corridors shall be sited and designed to avoid impacts to riparian vegetation, wildlife, and water quality.

Assessment: Open space drainage courses are integrated into the community-wide trail and wildlife movement network. As primitive facilities, implementation and use of these trail segments, by design, will be sensitive to the habitat and drainage functions associated with these areas.

Objective COS-8.4 ***Trail Acquisition:*** Acquire trail easements or rights-of-way through purchase or dedication.

Policies

COS-8.4d Require proposed development adjacent to trail systems to dedicate land for trail-head access points. Existing right-of-way and surplus public properties should be utilized for these staging areas whenever possible.

COS-8.4e Consider the opportunities and constraints of current land uses in trail alignment, design, and uses.

COS-8.4f Acquire land for trails by methods other than direct purchase by the City whenever possible. This may include application for funds from grant and mitigation programs such as those offered by the California Department of Parks and Recreation and the California Department of Water Resources.

Assessment: The project will provide one of the area's most significant trail links, specifically from the Santa Rosa Plateau through the upper reaches of Cole Canyon to Murrieta Creek.

Objective COS-8.5 ***Trail Standards:*** Establish trail standards within the Master Trails Plan to serve as a general guide for trail development.

Policies

COS-8.5a General standards may be superseded by site-specific requirements or by the standards of managing agencies other than the City.

COS-8.5b Use these standards to provide trails and access, to the maximum extent feasible, for trail users of all abilities and all ages, including the physically and visually disabled.

COS-8.5c Define trail types in terms of trail hierarchy, terrain, and type of use. Include criteria for integrating trails into multiple-use corridors.

COS-8.5d Define location, design, and maintenance standards for each trail type. Specify safety requirements and necessary construction details.

Assessment: Trail linkages offered to the City as part of the regional system will be designed in accordance with the trail standards established in future Master Plans or as otherwise directed by the Parks and Recreation Department.

Goal COS-9 Additional Open Space

Preserve open space areas that protect community resources and the community's health and safety.

Objective COS-9.1 ***Protection of Health and Safety:*** Use open space areas to protect public health and safety.

Policies

COS-9.1a All dedicated open space or undeveloped areas shall meet design specifications for fire safety.

COS-9.1b Preserve as open space any area that is determined necessary to prevent the unnecessary destruction of property or for the protection of public health and safety, such as earthquake fault zones, flood plains, or those necessary for fire breaks or fuel load reduction.

Assessment: Fuel modification in accordance with the standards outlined in the Specific Plan will be provided where development interfaces with natural open space. All fuel modification activities will be subject to review and approval by the Murrieta Fire Department.

Objective COS-9.3 ***Non-residential Development:*** Open space areas within non-residential development.

COS-9.3a Encourage the creation of active and passive open space areas and facilities within non-residential developments.

Assessment: The trail corridor provided through Copper Canyon serves multiple purposes including recreational enjoyment, runoff control and habitat preservation.

Policies

Objective COS-9.5 ***Scenic Resources:*** Protect and enhance the community's unique scenic resources.

Policies

COS-9.5a Define the location of Scenic Corridors within the community. Specify corridor widths and setback requirements for structures.

COS-9.5b Establish grading and landscape standards for development within Scenic Corridors to provide a natural appearance and enhance views from the path of travel.

Assessment: The development provided within the Specific Plan area will be visible from scenic corridors throughout the area including Clinton Keith Road and Calle De Oso Oro/Nutmeg Street. Special site planning, grading, landscaping, entry and architectural design guidelines are proposed to enhance and complement the visual qualities of the site as seen from these travel routes.

COS-9.5f Require, where feasible, the underground location of utilities for projects requiring discretionary or ministerial action.

Assessment: Utility systems for the project will be installed underground in accordance with City and utility company policies.

COS-9.5g Support the architectural enhancement of bridges over Murrieta Creeks as a scenic resource.

Assessment: The design of the Nutmeg Bridge is being directed by the City and such enhancements can be incorporated into the project.

V. Appendix

Chapter V

Copper Canyon Country Club Specific Plan

DISTRICT REGULATIONS

May 1996

City of Murrieta

COPPER CANYON COUNTRY CLUB SPECIFIC PLAN
SP DISTRICT REGULATIONS

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INTRODUCTION

Background and Scope

This Specific Plan intends to define in more detailed terms the development parameters for the Copper Canyon Project, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards in accordance with the Specific Plan District Regulations of this Copper Canyon Specific Plan.

The purpose of the plan is as follows:

A. Assure a high quality of development, consistent with City and Community goals and objectives, and those of the developer and/or his designated representative.

B. Create an economically viable plan that can be realistically implemented within current and projected economic conditions.

C. Provide for orderly planning and long-range development of the project to ensure community compatibility.

D. Facilitate adequate provision for community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance to the Developer that approved development will be allowed in a timely and economically viable manner.

E. Preserve open space and natural amenities on the property where possible.

F. Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

This Specific Plan provides the Copper Canyon Specific Plan District Regulations as a supplement to other existing City regulations. The 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.

The Specific Plan, once approved, is the implementation tool of the Murrieta General Plan. It establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The Copper Canyon Specific Plan District Regulations serve as an important tool through which the City will review and evaluate schematic, preliminary and final drawings of each individual project to be built in the Planned Community. Such guidance is imperative to the design review function.

These Specific Plan (SP) District Regulations are adopted pursuant to Ordinance No. 348. Article II, General Plan and Specific Plans; and Article XVIIa SP Zone (Specific Plan), of the Murrieta Municipal Code (MMC) and are intended to implement and integrate the Murrieta General Plan and the Copper Canyon Specific Plan for the Copper Canyon Planned Community. These regulations set forth the development and use standards for all property within the Specific Plan by establishing:

-Setbacks;
-Building heights;
-Parking requirements;
-Landscape requirements;
-Use restrictions;
-Animal regulations;
-Density of development;
-Lot size, width and depth;
-Fencing requirements; and
-Signing regulations.

These SP District Regulations are organized into four basic land use districts:

-Residential;
-Commercial;
-Open Space; and
-Special Purpose.

Each of these four basic districts are further broken down into specific planning areas.

Section 1.0 - GENERAL PROVISIONS

1.1 Introduction

This section intends to define the District Regulations for the Specific Plan Zoning set forth in the Copper Canyon Specific Plan.

A. Purpose and Intent:

The Specific Plan District Regulations for Copper Canyon are intended to:

1. Provide for the orderly planning and long term development of Copper Canyon so that the entire community and subsequent extensions of planning areas will provide an environment of stable and desirable character;

2. Provide reasonable assurance that this Specific Plan, prepared in accordance with an approved General Plan, will be acceptable to the City;

3. Enable the City to adopt measures providing for the development of the surrounding area compatible with the Planned Community Zone;

4. Enhance and implement the City of Murrieta General Plan;

5. Secure for the citizens of the City the social and economic advantages resulting from an orderly planned use of it's urban resources;

6. Establish conditions which will allow proposed land uses to exist in harmony within the community;

7. Provide for community facilities, such as transportation, water, sewage, parks, schools and other public requirements;

8. Provide flexibility in development standards and permit planned diversification in the location of land uses and structures;

9. Recognize the inherent influence that economic conditions and consumer needs will have in the establishment of the Copper Canyon Planned Community;

10. Allow a diversity of uses, site relationships and heights of buildings and open space in planned building groups, while insuring compliance with the spirit, intent, and provisions of the Municipal Code;

B. Authority and Scope:

These district regulations, are established pursuant to Ordinance No. 348, Article II General Plan and Specific Plans and Article XVIIa SP Zone (Specific Plan), and are applicable to the area defined in the Land Use Section within this SP, and as hereinafter referred to as Copper Canyon.

C. General:

1. The individual acreages indicated on the Land Use Plan are indicated to the nearest one-tenth acre based on planimeter readings. Slight modifications that may result from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, providing the spirit and intent is maintained.

2. Copper Canyon has been divided into 17 Planning Areas numbered from 1 to 18 for the general purpose of segregating land uses, identifying potential phasing areas, allocating incremental costs and responding to significant physical separations and may be used as the basis for describing any future phasing plans, sectional planning areas or precise plans.

D. Residential Density and Dwelling Unit Summary:

The residential density governing this site is a maximum of 3.7 dwelling units per acre, as designated by the General Plan (Rural Residential or Single Family Residential 1) land use category. The General Plan Master Plan Overlay, which covers this site, allows the maximum density to be achieved with the use of various residential products which may be developed at various densities. The maximum number of dwelling units permitted for Copper Canyon shall be 916 dwelling units. The proposed mixture of residential types are as follows:

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
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.3	4
LOW DENSITY							
Single Family	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
RESIDENTIAL SUBTOTAL			225.9			3.7	839

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
PARKS AND OPEN SPACE							
Community Park / Elementary School		12	(18.5)				
School Site			5.4				
**Joint Use School / Park*			4.4				
**Active Park*			2.6				
Natural Oak Park			6.1				
Oak Parks		13	10.1				
Natural Open Space		14	120.8				
Golf Course		15	167.3				
PARKS AND OPEN SPACE SUBTOTAL:			316.7				
COMMERCIAL							
Neighborhood Commercial		16	14.1				
Golf Club		17	5.1				
LANDSCAPED ROADWAYS			17.2				
TOTAL:			579.0			1.5	839

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
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.4	4
LOW DENSITY							
Single Family	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	3.83.3	92
	7,200	10A	17.0	2.1 - 4.0	36 - 68	3.6	56
	6,000	11	7.8	3.8 - 6.0	30 - 47		28
RESIDENTIAL SUBTOTAL			245.8			3.7	916

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
PARKS AND OPEN SPACE							
Community Park / Elementary		12	(18.5)				
School			5.4				
School			4.4				
Joint Use / Park			2.6				
Active Park			6.1				
Natural Oak Park		13	10.1				
Oak Parks		14	273.3				
Natural Open Space							
PARKS AND OPEN SPACE SUBTOTAL:			301.9				
COMMERCIAL							
Neighborhood Commercial		16	14.1				
LANDSCAPED ROADWAYS			17.2				
TOTAL:			579.0			1.6	916

E. Density Transfer:

In order to allow for density flexibility and residential diversity, the transfer of dwelling units from one residential category to another within the Specific Plan may be approved as part of this Specific Plan approval process or the Tentative Map approval process. Transfers of density shall be based on evidence that the proposed transfer would substantially improve spatial or functional relationships or would materially increase the quality of the land use, circulation or conservation pattern thereof. An increase in the number of dwellings must always be accompanied by a corresponding decrease in dwellings within a different Planning Area. The use of this transfer method shall not result in an increase in dwelling units of more than 50 percent in any planning area. Should such a transfer be approved, applicable statistics and exhibits shall be revised in an administrative manner by the Planning Director without necessity of a Zone Change.

1.2 Private Agreements

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Ordinance.

1.3 Repeal of Conflicting Ordinances

Whenever the provisions of this Ordinance impose more or less restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises, than are imposed or required by other ordinances previously adopted, the provisions of this Ordinance or rules or regulations promulgated hereunder shall govern.

1.4 General Notes

A. Purpose and Intent:

This section is included to provide definitions, methods of statistical computation, provision for services, relationship of this document to existing codes, and other miscellaneous notes required for clarification.

B. General Notes:

1. Any land use regulations not specifically covered by this plan and supplemental text, or included in subsequent approvals provided for in Section 1.2 herein, shall be subject to the zoning regulations of the Murrieta Municipal Code, (Ordinance No. 348 or its successor ordinance).

   The City of Murrieta adopted Ordinance No. 348 (the ordinance number for

Riverside County's Land Use Regulations) at its incorporation to preserve the continuity of the previous County Zoning. It is expected that during the effective time of this Specific Plan that the City will adopt a zoning ordinance tailored to the needs of Murrieta. This new ordinance will be referred to herein as "its successor ordinance".

2. The several Land Use Districts and boundaries of said Districts and each of them hereby are established and adopted as shown, delineated and designated on the Copper Canyon Land Use Plan of the City of Murrieta, Riverside County, which map, together with all notations, references, data, district boundaries, and other information thereon, is made a part hereof and is adopted concurrently herewith (see Exhibit III-2 in the Land Use Plan Section).

3. The original of the Copper Canyon Land Use Plan shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall be also filed with the Planning Department.

4. All construction within the boundaries of the Copper Canyon Specific Plan shall comply with all provisions of the construction and building codes in effect in the City of Murrieta.

5. Terms used in this ordinance shall have the same meaning as defined in the City of Murrieta Municipal Code unless otherwise defined herein.

6. The terms "Copper Canyon", "the Copper Canyon Planned Community", "this Planned Community", "this Specific Plan and "this SP," as used herein are interchangeable and refer to the SP Zoning on the land legally described in the Appendices.

7. Unless otherwise noted, references to section numbers and paragraphs are references to sections and paragraphs herein.

8. The Copper Canyon District Regulations include this text and map (see Exhibit II-17 [this to be a zoning map for the project]) together with all references to the Municipal Code.

9. Following are the definitions for abbreviations used within the Specific Plan District Regulations:

Ac.	Acre (s)
Avg.	Average
CC&R'S	Covenants, Conditions & Restrictions

CC	Commercial-Community
CN	Commercial-Neighborhood
CO	Commercial-Office
CUP	Conditional Use Permit
D.U.	Dwelling Unit(s)
DU/AC	Dwelling Units Per Acre
FAR	Floor Area Ratio
GP	General Plan
IP	Industrial Park
Max.	Maximum
Min.	Minimum
MMC	Murrieta Municipal Code
No.	Number
OS-AR	Open Space-Active Recreation
OS-NR	Open Space-Natural Resource
OS-SU	OpenSpace-Streetscape/Utility R.O.W.
PA	Planning Area
PI	Public/Institutional
Res.	Residential
RC	Residential Condominium
RM	Residential Multi-Family
RP	Residential Planned Development
RR	Residential Rural
RS	Residential Single Family
SP	Specific Plan
UBC	Uniform Building Code

10. Circulation routes indicated on the Specific Plan/Circulation Plan show the general location of anticipated highways and collector streets. The addition, deletion, or other modification of circulation routes approved by the City Council as a result of a General Plan, Circulation Element Amendment may occur without a revision to this Specific Plan. The total dwelling units permitted cannot be increased as a result of a circulation route change without this Specific Plan being amended.

11. Changes in the numbering of sections in the Municipal Code shall not require an amendment to this Specific Plan.

12. Public services and utilities will be provided by the following, unless otherwise approved during the adoption of this Specific Plan.

    a. Water - Rancho California Water District

b. Sewer - Rancho California Water District

c. Flood Control - City of Murrieta and County of Riverside

d. Electrical - Southern California Edison Company

e. Natural Gas - Southern California Gas Company

f. School Facilities - Murrieta Valley Unified School District

g. Public Parks - City of Murrieta

h. Fire Protection - City of Murrieta Fire District

i. Police Protection - City of Murrieta Police Department

j. Telephone Service - General Telephone

13. Whenever the regulations contained herein conflict with the regulations of Ordinance 348, Article XVIIa Specific Plan Zone of the Municipal Code, the regulations contained herein shall apply.

14. Grading may be permitted within this Specific Plan upon preparation of a grading plan and the securing of a grading permit. Any off-site grading shall be subject to the same approval process.

15. Net Residential Area/Density is the area devoted to residential use including: local residential streets, private open spaces, and residential lots; and, excluding arterial highways, major easements, and public parks and facilities. The net residential area as referred to in this Specific Plan is not to be confused with the area of residential lots. It is essentially the residential area indicated on the land use diagram as residential use.

16. References to regulations in the Municipal Code are references to the provisions in effect at the time of the implementation of this SP.

1.5 Enforcement

A. Enforcement by City Officials:

All officials charged with the issuance of licenses, or permits, shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with provisions of this Ordinance shall be void.

B. Actions Deemed a Nuisance:

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Plot Plan, Variance, Conditional Use Permit, and/or this Ordinance, shall be declared to be unlawful and a public nuisance, and be subject to abatement in accordance with the local Ordinance.

C. Remedies:

All remedies concerning this Ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs, or improvements, and shall not prevent the enforced corrections or removal thereof.

D. Penalties:

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this Ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

1.6 Establishment of Specific Plan Districts

A. Division into Specific Plan Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to regulate the areas of yards and other open area abutting and between buildings and structures, and to regulate the density of population, Copper Canyon is hereby divided into the following Specific Plan Districts:

Residential Specific Plan Districts

RR-20 Residential Rural-20 District (20,000 sq.ft.min.lot area)
RS-10 Residential Single Family-10 District (10,000 sq.ft.min.lot area)
RS-7.2 Residential Single Family-7.2 District (7,200 sq.ft.min.lot area)
RS-6 Residential Single Family-6 District (6,000 sq.ft.min.lot area)

Commercial Specific Plan District

CN Commercial-Neighborhood District

Special Use Specific Plan District

OS-AR Open Space-Active Recreation District
OS-NR Open Space-Natural Resource District

B. Changes to the Specific Plan District Map

Changes to the boundaries of the specific plan districts shall be made by ordinance and shall be reflected on the Copper Canyon Official Specific Plan District Map. Minor changes resulting from the more precise engineering of an approved final tract map may be made to the specific plan district map as an administrative matter. Such revisions shall be documented in the same manner as a formal amendment, showing the date and official action precipitating the revision.

1.7 Definitions

For the purposes of this Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by Ordinance No. 348 of the City of Murrieta Municipal Code (MMC).

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive. The word "Ordinance" refers to this Specific Plan.

Any aspect of land use regulation within Copper Canyon Specific Plan not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of Murrieta Municipal Code (MMC).

Section 2.0 - RESIDENTIAL DISTRICTS

2.1 Purpose

In addition to the objectives outlined in Chapter 1.0, the Residential Districts are included in the Specific Plan District Regulations to achieve the following purposes:

A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the Copper Canyon Specific Plan and with sound standards of public health, safety and welfare;

B. To ensure adequate light, air, privacy, and open space for each dwelling;

C. To minimize traffic congestion and to avoid the overloading of public services and utilities by phasing the construction of buildings in relation to the land area around them and infrastructure available;

D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences; and

E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

F. The Residential Zones are established as follows:

Residential Rural - RR
Residential Single Family - RS

2.2 Permitted and Conditional Uses

The following uses shall be permitted use where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Where the symbol "N" appears said use is not Permitted. Permitted uses shall be subject to Tentative Map review in the RR and RS zones.

PERMITTED USE MATRIX - RESIDENTIAL DISTRICTS

	Land Use	District	
		RR	RS
A.	Residential Use:		
	1. Single-family dwelling	P	P
	2. Duplex dwellings	N	N
	3. Mobile homes on individual lots which are certified unde the National Mobilehome construction and Safety Standards Act of 1974	N	N
	4. Group residential, for more than 6 persons, including but not limited to, boarding or rooming homes, dormitories, retirement homes	N	N
	5. Multiple family dwellings	N	N
B.	Agricultural Uses:		
	1. All types of horticulture	P	P
	2. Agriculture crops	P	P
	3. Keeping of a maximum of three (3) dogs or three (3) cats (over the age of four months) or combination thereof	P	P
C.	Public and Semi-Public Uses		
	1. Day nurseries, day care schools and nursery schools (over 6 children)*	C	C
	2. Convalescent homes	N	N
	3. Churches, convents, monasteries and other religious places of worship	C	C
	4. Essential public services, including but not limited to: schools, libraries, museums, parks, public works facilities and other civic uses	P	P

Land Use	District	
	RR	RS
5. Public safety facilities such as police or fire stations	N	P
6. Public utility and public service substation, reservoirs, pumping plants, and similar installations	C	C
7. Recreation facilities, including but not limited to, country clubs, tennis and swim clubs, golf courses, reacquetball and handball.	C	C
8. Recreational courts, including but not limited to, tennis, basketball and similar uses	P	P
9. Uses permitted in the open space district, here-in	P	P
D. Home Occupations:		
1. Home occupations, subject to aproval of a Home Occupation Permit	P	P
E. Accessory Uses and Buildings:		
1. Accessory uses and accessory buildings customarily appurtenanct to a permitted use.	P	P
2. Non-commercial community association recreation and assembly facilities and buidings	P	P
3. Temporary tract offices and tract signs per City procedure	P	P

* Subject to City Ordinance Standards

2.3 Property Development Standards

A. General Standards:

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "PP" indicates that the standard is established by the approval of a Plot Plan. Dimensions and standards are minimums. Minor variations may be permitted subject to plot plan or tract map approval providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregular shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located at the discretion of the Planning Director.

RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

		RR-20	RS-10	RS-7.2	RS-6
1.	Lot area (in net 000's s.f.) minimum	18.0	9.0	6.5	6.0
	Minimum average	20.0	10.0	7.2	6.0
2.	Lot pad minimum[1]	-	-	-	6.0
3.	Lot width (in feet) minimum	80.0	70.0	55.0	55.0
	Minimum average	100.0	75.0	60.0	60.0
4.	Lot depth (in feet) minimum	150.0	100.0	90.0	80.0
5.	Lot Coverage (percentage)	50.0	50.0	50.0	50.0
6.	Front yard setback (from Public Street R.O.W. in feet):				
	- To direct entry garage	20	20	18	18
	- To side entry garage	20	20	15	10
	- To main residence	20	20	20	20
7.	Side yard setback (in feet):				
	- to adjacent residential lot	15	7.5[2]	5	5
	- to adjacent street (corner lot)	10	10	10	7.5
8.	Rear yard setback (in feet)	20.0	15.0	15.0[3]	
9.	Building separation	--	--	--	--

	RR-20	RS-10	RS-7.2	RS-6
10. Building height, maximum (in feet)[4]				
- Main Structure	35.0	35.0	30.0	30.0
- Accessory Structures	15	15	15	15

[1] Lot pad excludes side and rear slopes.
[2] 15 feet total, 10 feet minimum one side when lots are 60 feet wide or greater, measured at the front yard setback line.
[3] May be modified with Site Plan approval.
[4] May be increased to 35 feet with approval by the Director of Planning and Development.

B. Candidate Institutional Site:

Land shall be set aside and held in reservation for religious institutions whose principal use shall be places of worship. The amount of land shall be determined by use of a ratio of 1.5 acres per 1,000 population. The reservation shall carry with the land for a period not-to-exceed five (5) years from the approval date of this Specific Plan. If within such time said acreage is not secured, these acres shall revert to the underlying adopted Zoning districts, and development shall be permitted thereon according to the provisions of this text.

C. Affordable Housing and Age Restricted (Senior) Housing:

Copper Canyon Planned Community shall provide for up to 10% of the total dwelling units of the Planned Community in Affordable Housing. Said housing shall be provided on a for-rent or for-sale basis at the builders discretion and according to City adopted guidelines. Said housing may be provided in any of the following Planning Areas: 6, 7, 8, 9, 10, 11 or 12.

The provisions for density bonuses permitted by State and City policies and regulations shall be applicable to the Specific Plan.

D. Parking Standards for Affordable and Age Restricted Housing:

Parking standards may be reduced from those specified for the RM District, for projects which are restricted to Affordable and Senior Citizens housing per Section 51.2 and 51.3 of the Civil Code. Such a reduction may be granted through the CUP procedure.

E. Special Requirements:

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the provisions of this Specific Plan and the regulations of the City of Murrieta governing said uses and activities.

F. "Minimum Average" Standards:

A "minimum average" standard is provided for lot area and lot width criteria for single family detached products in order to provide flexibility in lot design. This standard is intended to allow for a reduced absolute standard to accommodate special circumstances while precluding a majority of lots at or near the minimum. The average shall be calculated using all lots within the designated Planning Area of the Land Use Plan. Lot width shall be measured at the front yard setback line.

G. Recreational Vehicles:

The parking or storage of recreational vehicles in areas visible from the street for periods greater than 48 hours in RS districts shall be prohibited. For RC district requirements see Section 2.4 G. Such parking shall also be further regulated by the Murrieta Municipal Code.

H. Schools:

1. Copper Canyon has entered into an Agreement dated _____, with the Murrieta Valley Unified School District to provide, among other things, for an elementary school site if required by Murrieta Valley Unified School District. The Agreement also provides for the possibility that the School District will not require a site within Copper Canyon <u>or will determine within ten years after the purchase of the school site that it does not need the school site</u>.

2. If the School District should reject the school site indicated on the Specific Plan then that site may be used for residential uses of a type and density equivalent to the average residential density of the adjacent land.

3. <u>If the School District should select an alternate site</u>, then the school site originally indicated on the Specific Plan may be developed with residential uses of a type and density equivalent to the average residential density of the adjacent land within the Copper Canyon project.

4. Any dwelling permitted by this Paragraph 2 or 3, shall be subject to the maximum number of dwellings specified in Land Use section of the Specific Plan, and shall be subject to these District Regulations.

2.4 Performance Standards

In all Residential Districts, the following performance standards shall be met:

A. Equipment:

Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical, lighting, or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable Ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

Private, individual satellite dish antennas shall be screened from view from any public street. Community or association operated satellite dish antennas may be allowed subject to a Conditional Use Permit.

B. Landscaping:

Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements shall be met by installation by the builder or developer.

The landscaping of all properties shall be subject further to Ord. 348, Article XIXh, Section 19.170, Water Efficient Landscaping Requirements; Article XIII, Section 13.20, The Mature Tree Preservation, Cutting and Removal Ordinance; and the provisions the Copper Canyon Specific Plan.

C. Utilities:

All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility.

D. Exterior Noise:

The acceptable outdoor noise exposure level, measured at the property line, for each residential district is given in the table as follows.

Exterior Noise Limits*

Receiving Land Use Districts	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
RS,RM	60 dBA	55 dBA

* Environmental Noise - CNEL
* Nuisance Noise - not exceeded at any time

E. Interior Noise:

The maximum permissible dwelling unit interior noise level is **45 dBA** at all times.

F. Energy Conservation:

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings may implement conservation techniques to minimize energy consumption requirements, including but not limited to the following:

- Cogeneration;
- South facing windows;
- Eave coverage for windows;
- Double glazed windows;
- Earth berming against exterior walls;
- Greenhouses; and
- Deciduous shade trees.

2.5 Accessory Structures

Accessory building and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District whichever is less restrictive; except as herein provided.

A. Enclosed accessory buildings attached to the main building shall not be allowed to encroach into the required rear yard setback. Open structures, such as patios, may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning and Development.

B. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.

C. A detached accessory structure may be located within an interior side yard or rear yard; provided, that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure.

D. Porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.

2.6 Walls and Fences

In any required front yard or side yard adjacent to a street, a wall, fence, or hedge shall not exceed forty-two (42) inches in height, except as provided herein.

A. A wall, fence, or hedge* not more than six (6) feet in height may be maintained along the interior side or rear lot lines, provided, that such wall, fence, or hedge does not extend into a required front yard or side yard adjacent to a street except for noise attenuation as required by the City and as herein provided.

B. A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or sideyard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility.

C. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street frontages.

2.7 Signs

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section 6.0.

*Unless restricted by wall and fencing plan/approved by the City.

Section 3.0 - COMMERCIAL DISTRICTS

3.1 Purpose

These districts are intended to provide for commercial, residential, administrative and professional office uses that can meet high performance and development standards.

The Commercial Districts are intended to provide for an upscale Neighborhood Shopping Center which emphasizes commercial uses and professional offices. Activities are intended to be compatible and complementary to surrounding uses and consistent with the objectives of the approved General Plan. In addition, the Commercial Districts are structured to advance the following objectives:

A. To promote community diversity and interaction through the establishment of shopping centers which includes commercial, office, residential and civic uses.

B. To provide a setting of a mixture of land uses side by side, that are economically, socially and physically compatible.

C. To provide a community area which is generally suitable for higher intensity development adjacent to arterial highways, and central to the planned community.

D. To minimize traffic congestion by providing uses and services within the proximity of the local residential population.

E. The Commercial Zones for Copper Canyon are established as follows:

Commercial Neighborhood CN

3.2 Permitted and Conditional Uses

A. Permitted Uses: Permitted uses are subject to Plot Plan review.

1. Commercial Uses: CN Zone

a. Antique Shop
Art Gallery
Auto accessory store (no installation)
Bakeries, retail
Barber Shop
Beauty Salon
Book Store
Boutique

Business and Professional Office
Camera/Video sales and rental
Catalog sales
Clothes cleaning (agency)
Clothing Store
Coffee Shop
Confectionery
Community Meeting Center
Community Park
Community Swim Facility
Dance/Art studio
Decorator and Home accessory shops
Delicatessen
Dressmaker or Millinery Shop
Drug Store
Financial Institution
Florist, Retail
Food/Grocery Store
Furniture Store
Gift and Novelty Shop
Hardware Store
Health Club
Health Education Club
Hobby Store
Home Appliance Store
Home Electronics Store
Hotel/Motel
Ice Cream Parlor
Jewelry Store
Leather Goods, Retail
Library
Limited Print Shop
Locksmith
Medical/Dental office or Clinic
Music Store
Paint Store
Parking lots and structures
Pet Shop/Grooming
Pharmacy
Photographic Studio
Post Office/Box Rentals
Residential
Restaurants (not live entertainment)

Realty Office
Senior Citizen housing
Shoe Store/Repair
Sporting Goods Store
Stationers and Card Shops
Supermarket
Telecommuting Center
Television Sales/Repair
Tennis Courts
Toy Shop
Travel Agency
Word-processing Center

b. Commercial parking lots for passenger vehicles;

c. Liquor store (package, off-sale only);

d. Coin-operated laundry, with maximum capacity washing units of twenty pounds and comparable drying equipment, and clothes cleaning agency;

e. Any other retail business or service establishment supplying commodities or performing services for residents of the neighborhood which is determined by the planning commission to be of the same general character as the above-mentioned retail business or service uses, and open during normal business hours of the above uses;

f. The Planning Commission may determine unlisted uses as being similar to listed uses if they appear to meet the spirit and intent of this section;

2. Administrative and Professional Office: CN Zone

a. Medical and dental offices and clinics, medical, optical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sale or distribution;

b. Administrative and executive offices;

c. Professional offices, for lawyers, engineers, architects;

d. Financial offices, including banks, and real estate and other general business offices;

e. Any other office use which is determined by the commission to be of the same general character as the above permitted uses;

f. Agricultural uses;

g. Prescription pharmacies;

3. Civic, Public and Quasi-Public: CN Zone

a. Community Park

b. Library

c. Post office/box rentals and post office terminals

d. Public safety facility such as fire station and/or police substation

4. Residential use: CN Zone

a. One story residential flats over commercial and office uses may be permitted subject to Plot Plan Review

B. Accessory Uses:

1. Incidental services and incidental uses, such as restaurants, prescription pharmacies, and retail sales to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided there is no display or advertising visible from the public street;

2. Accessory uses and buildings customarily appurtenant to a permitted use or conditional use;

3. Satellite dish antenna, including roof-mounted satellite dishes, may be permitted subject to the following standards or conditions:

a. Dishes shall be screened from public view, using walls, fences, appropriate matching architectural materials or parapet walls

b. Dishes shall be of a neutral color, match the building or as otherwise approved by the City

c. A building permit shall be required

d. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antenna containing advertising material should be considered a sign.

4. Other accessory uses, which the Director of Planning and Development finds to be similar in character to the uses enumerated above.

C. Uses Requiring a Conditional Use Permit:

1. Public and quasi-public uses appropriate to the district, such as professional, business and technical schools of a public service type, not including corporation yards and warehouses;

2. Day nurseries, schools and studios for arts and crafts, photography, music, dance and art galleries;

3. Commercial parking lots and parking garages;

4. Radio and television broadcasting, excluding towers;

5. Restaurants with live entertainment, dancing, drive-through or sale of alcoholic beverages for consumption on the premises, or drive-in car service;

6. Electric substations and gas regulators;

7. Plant nurseries; and the sale of related hardware items provided they are clearly incidental and secondary to the plant nursery;

8. Automobile service stations;

9. Sale of beer or other alcoholic beverages for consumption on the premises which may include the sale of food;

10. Religious Institutions, Churches, and places of Worship;

11. Veterinary Clinic

12. The Planning Commission may determine unlisted uses as being similar to listed uses if they appear to meet the spirit and intent of this section;

3.3 Property Development Standards

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district.

A. General Requirements:

The following requirements are minimums unless otherwise stated.

1. Lot area, net square feet*: 10,000
2. Lot width (in feet): 100
3. Lot depth (in feet): 100
4. Front yard setback (in feet): 20
5. Side yard setback each side (in feet): 0
6. Public street setback (in feet): 20
7. Rear yard setback (in feet): 10
8. Building height, (maximum): 45 feet or 3 stories, whichever is less
9. Lot coverage (maximum): 50%
10. Floor Area Ratio (maximum)

    CN Zone - 0.25:1
    Mixed Residential/Commercial - 0.30:1

* For condominium development, minimum lot area may be reduced to less than 10,000 sf 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.

B. Special Requirements:

1. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed. Along all other lot lines adjacent to residential districts, a maximum eight foot high wall or combination wall and berm may be constructed following review and approval of the Director of Planning and Development. Fences and walls should blend in with the site's architecture.

2. Streetscapes shall be enhanced to provide an easy access from the street to the building. Patios, circulation features and parking areas can be located in setback areas to help improve compatibility with adjoining parcels.

3. Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate vehicular movement between adjoining properties and to reduce driveways along busy thoroughfares.

4. Commercial business operations occurring between the hours of 11:00 p.m. and 6:00 a.m., not covered in any C.U.P. shall be subject to approval by the Director of Planning and Development.

3.4 General Performance Standards

The following performance standards are general guidelines intended to describe the overall minimum design standards for the Village Center.

A. Landscaping:

The required front and exterior side (street side) yard setbacks shall be landscaped. Parking, driveways, and other decorative hardscape areas will be permitted within the required rear yard, and interior side yard. Landscaping shall consist predominantly of plant materials with special emphasis given to drought tolerant varieties and shall be irrigated by automatic sprinklers designed with water conserving mechanisms. All planting and irrigation shall be in accordance with the City's standards and guidelines. All landscaping shall be permanently maintained in a clean, healthy and thriving condition, free of weeds, trash and debris.

B. Equipment:

All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties.

C. Utilities:

All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider.

D. Lighting:

All light sources shall be shielded in such a manner that the light is directed away from streets and adjoining properties. Wall mounted luminaries shall be integrated within the architecture of the building.

E. Electrical Disturbance, Heat and Cold, Glare:

No use, except a temporary construction operation, shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the lot.

F. Fire and Explosive Hazard:

All storage of and activities involving flammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the Uniform Fire Code. All incineration is prohibited. Adequate smoke detectors shall be installed in all new construction.

G. Noise:

The maximum acceptable outdoor noise exposure level, generated by any use within the Commercial District and measured at the property line, is 70 dBA CNEL.

H. Odor:

No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

I. Vibration:

No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

J. Outdoor Storage:

Outdoor storage areas shall be entirely enclosed by visual barriers to adequately screen eye level views from adjacent streets and surrounding properties. Screening from surrounding properties at significantly higher elevations which overlook outdoor storage areas is not required.

K. Energy Conservation:

Buildings shall be located on the site to allow adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption.

L. Toxic Materials:

No land or building shall be used or occupied in any manner which creates an unhealthful, dangerous, noxious or otherwise objectionable condition due to the use, storage or proximity to toxic materials.

M. Liquid or Solid Waste:

The discharge or deposit of liquid or solid wastes shall be conducted as required by applicable local, state and federal laws.

N. Aesthetic Standards:

1. All uses at the perimeter of a Commercial District shall be landscaped to provide a buffered transition to adjacent uses.

2. Visual appearance shall be a principal consideration in the approval of Conditional Use Permits, especially any uses involving outdoor storage or activity. Consideration should be given to all prospective vantage points, including residential areas at higher elevations.

Q. Floor Area Ratio (FAR) and Additions:

Floor area ratios shall be calculated as the total floor area of a building(s) and or structure(s) divided by the total area of the subject lot . Floor area shall exclude the area of open lattice roofed (50% or more open) patios. Room additions may be permitted only when consistent with all property development standards, including building height and total floor area (FAR).

3.5 Signs

No sign or outdoor advertising structure shall be permitted in the Commercial District except as provided in Section 6.3.

Section 4.0 - SPECIAL PURPOSE DISTRICTS

4.1 Purpose

These districts are intended for agriculture, open space, landscaping, recreation, public and quasi-public uses. Only those additional uses which are complementary to, and can exist in harmony with, open space are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot provided that the remainder of the lot meets the requirements for which it is zoned.

The Special Purpose Districts are included in the Specific Plan District Regulations to achieve the following purposes:

A. To preserve open space for the conservation of natural resources;

B. Maintain the natural character of the land;

C. Provide for public/quasi-public and recreational uses;

D. Conserve areas of historic and community significance for the enjoyment of future generations;

E. Provide for private use of land under limited development; and

F. Promote public health and safety.

G. Special Purpose Zones shall be established as follows:

Open Space - Active Recreation OS-AR
Open Space - Natural Resources OS-NR

4.2 Permitted, Temporary and Conditional Uses

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses shall be permitted subject to a Temporary Use Permit where the symbol "T" appears. Where the symbol "N" appears said use is not Permitted. Permitted uses shall be subject to Plot Plan review.

LAND USE	OS-AR	OS-NR
Agriculture	P	N
Arboreta - (Horticultural Garden)	P	N
Christmas tree sales	T	N
Community Facilities	P	N
Conference Facilities	P	N
Day Care Facilities*	C	N
Fruit and vegatable stands	C	N
Golf Courses/Country Clubs	P	N
Hotel/Motel, Lodging Facilities	P	N
Incidental Concessions	P	N
Nursery Facilities (Plant)	P	N
Parks and Recreation Facilities	P	P
Places of Worship	C	N
Public and Quasi-public uses	P	N
Recreation Facilities	P	P
Tract signs and offices, temp.	T	N
Tree farming	P	N
Utilities (public and private)	P	P

* Subject to City Ordinance

4.3 Property Development Standards

The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

A. Density - Maximum Dwelling unit per legal lot 0

B. Lot width, (in feet) 0

C. Lot depth, (in feet) 0

D. Front yard, setback (in feet) 20

E. Rear yard, setback (in feet) 20

F. Side yard setback (in feet), each side 20/10

G. Building height 35 feet or two stories,whichever is less

H. Height of poles, clock towers, or special Per Plot Plan features Approval

4.4 Recreational Courts

Construction of recreation courts including necessary fencing and lighting may be permitted subject to Plot Plan approval and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

A. Fences:

A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.

B. Setbacks:

Setbacks for the court shall be 10 feet from any property line

C. Lighting:

A grid analysis shall be conducted to establish the height, spacing and intensity of all light fixtures. All lights and light fixtures shall be certified by a qualified lighting engineer to:

1. Be designed, constructed, mounted, and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line.

2. Be designed, constructed, mounted, and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 1/2 foot candle at ground level. Lighting shall be further limited to a 7:1 Illuminance ratio.

D. Glare:

The surface area of any recreational court shall be designed, painted, colored, and/or textured to reduce the reflection from any light incident thereon.

E. Landscaping:

Landscaping shall be installed as required between the fence and any adjacent property line.

4.5 Signs

Signs approved as a component of the Specific Plan shall be permitted within open space and recreation districts included within the Specific Plan. Other signs shall be permitted only as provided in Section 6.3 of these regulations.

Section 5.0 - COMPREHENSIVE SIGN REGULATIONS

5.1 Purpose

The provisions of this Section shall be known as the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs.

The City of Murrieta recognizes the need for signs as a means to identify businesses within the community. However, the City also recognizes that signing is an important design element of the physical environment. Regulations consistent with the goals and objectives of the community are necessary to ensure that the character and image the community is striving for, can be attained.

It is the purpose of this chapter to make the Copper Canyon Planned Community attractive to residents, visitors, and commercial, industrial and professional businesses while maintaining economic stability through an attractive signing program. Specifically, the purposes of this chapter are to:

A. Protect the general public health, safety and welfare of the community; reduce possible traffic and safety hazards through good signing;

B. Direct persons to various activities and uses, in order to provide for maximum public convenience;

C. Provide a reasonable system of sign regulations, to ensure the development of a high quality visual environment;

D. Encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship to the business or use it identifies, and spacing between signs and buildings;

E. Encourage a desirable urban character which has a minimum of clutter;

F. Enhance the economic value of the community and each area, business and use thereof, through the regulation of such elements as size, number, location, design and illumination of signs; and

G. Encourage signs which are well located, and take into account the service and usage of adjacent areas.

5.2 Permit Requirements and Review Procedures

No person except a public officer or employee in performance of a public duty shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, except as provided below.

A. Sign Permit Exceptions:

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any signage in excess of the specific exemptions listed below are prohibited:

1. Permanent window signage not exceeding twelve (12) square feet per business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.

2. Temporary advertising signage painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall, or building surface, provided that all of the following conditions are met:

   a. The total area of such signs shall not exceed ten (10) percent of the window area, however, in all cases twelve (12) square feet per business frontage is permitted.

   b. Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.

3. Real Estate Signs for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and five (5) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished. Signs placed on the rear street frontage are prohibited. Open House signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale.

4. Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted subject to the following provisions and any other applicable provisions within this chapter.

   a. Any person, party, or group posting signs in the City shall abide by the Provisions herein set forth.

   b. All political signs shall be placed, erected, constructed, painted or assembled, no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.

   c. A political sign shall not exceed five (5) square feet in total area for one side in a residential district, and twelve (12) square feet in a commercial district. Double faced signs shall not exceed five (5) square feet per side in residential districts and twelve (12) square feet per side in commercial districts. No signs shall be placed in a manner that would obstruct visibility of or impede pedestrian or vehicular traffic, or to endanger the health, safety, or welfare of the community.

   d. All political signs shall not exceed an overall height of six (6) feet from the finished grade immediately around the sign.

   e. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.

   f. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall be posted on any public property or in the public right-of-way, if in the opinion of the Director of Planning and Development said sign impedes or renders dangerous public access to any public improvement, including but not limited to utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

   g. No political sign shall be posted in violation of any provisions of this section. Further, the Director of Planning and Development or his designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of said private

property owner may be removed by said owner or representative of said owner.

5. Contractor or Construction Signs: For residential projects greater than four (4) dwelling units, commercial, and industrial projects, two (2) directory signsshall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

6. Future Tenant Identification Sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

7. Real Estate signs for Sale of Commercial or Industrial Property: One (1) sign per street frontage not to exceed thirty-two (32) square feet in area to advertise the availability of the property for sale, lease, or rent. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public right-of-way. Where a property has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

8. Interior signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

9. Identification signs for a business, service or use no greater than four (4) square feet in area may be permitted. Said signs shall not be visible from the public right-of-way, shall be attached to the main building, shall be for pedestrian traffic, and shall not otherwise require a building permit.

10. Memorial tablets, plaques, or directional signs for community historical resources, installed by a City recognized Historical Society or civic organization.

11. Convenience signs and secondary directional signs not exceeding four (4) square feet in area.

12. Residential building identification signs used to identify individual residencesand not exceeding four (4) square feet in area.

13. One name plate per parcel not exceeding four (4) square feet in area for single family residential uses and agricultural uses.

14. Official and legal notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by state or local law.

15. Signs providing direction, warning, or informational signs or structures required or authorized by law or by Federal, State, County, or City authority.

16. A single official flag of the United States of America and/or two (2) flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet unless otherwise specifically approved on a Site Plan.

17. Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

18. Safety signs on construction sites.

19. One (1) freestanding time and temperature sign that conveys time and temperature only and not exceeding twelve (12) square feet in area nor fifteen (15) feet in height, or not higher than the gXrooflingX f linegX gXe hichever is less, when combined with business identification in accordance with Section 7.3, and counted toward sign area for the freestanding sign.

20. One (1) wall mounted time and temperature sign that conveys time and temperature only not exceeding twelve (12) square feet in area shown when combined with business identification in accordance with Section 7.3, and counted toward sign area for the wall sign.

21. "No Trespassing", "no parking," and similar warning signs not exceeding four (4) square feet.

22. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.

23. Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section 7.2.B.

24. A change of copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

25. Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards accepted, and the like, attached to a freestanding sign, structure or building; provided that all of the following conditions exist:

    a. The signs number no more than four (4).

    b. No such sign projects beyond any property line.

    c. No such sign shall exceed an area per face of four (4) square feet.

26. Copy applied to fuel pumps or dispensers by the manufacturer such as fuel identification, station logo, and other signs required by the law.

27. Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roof line, with freestanding signs to be no higher than eight (8) feet.

B. Prohibited Signs and Lighting:

All signs and lighting not expressly permitted are prohibited in all zones, including but not limited to the following:

1. Roof signs.

2. Flashing lights or signs (except time and temperature signs).

3. Animated signs or lights (conveying the illusion of motion).

4. Revolving or rotating signs.

5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

6. Portable signs (except where permitted in this section).

7. Off-site signs (except temporary subdivision signs).

8. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be so placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section 5.2.A.4 of this section.

9. Signs located on public property except as may be permitted in Section 5.2.A.4 of this section or those required by a governmental agency.

10. Signs within the public right-of-way prohibited by the Streets and Highways Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).

11. Signs blocking doors or fire escapes.

12. Outside light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnival, and other similar events with prior approval of the City).

13. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this section.)

14. Advertising structures (except as otherwise permitted in this section).

15. Statuary (statues or sculptures) advertising products or logos of the business that are located outside of the structure that houses the business.

16. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls or other structures.

17. Readerboard/changeable copy signs, either electric or non-electric except as permitted in this section.

18. Signs which purport to be or are an imitation of or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C. Signs Relating to Inoperative Activities:

Signs pertaining to activities or business which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises has been vacated. Any such sign not removed within the specified timeshall constitute a nuisance and shall be subject to removal under the provisions of this chapter and local ordinance.

D. Enforcement, Legal Procedures, and Penalties:

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars ($3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

E. Construction and Maintenance:

1. Construction: Every sign and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.

2. Maintenance: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked, or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural changes is permitted.

5.3 Permitted Sign Regulations

Sign permits may be issued for signs included under this section provided the signs are in compliance with all other applicable laws and ordinances.

A. Signs Permitted in Any Land Use District:

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

1. Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Comprehensive Sign Program for Employment Park Districts: A Comprehensive Sign Program shall be developed for all commercial centers consisting of four (4) or more tenant spaces. The purpose of the program shall be to integrate signs with building and landscaping design into a unified architectural unit. This shall be achieved by:

   a. Using the same background color on all signs;

   b. Using not more than three (3) different colors for sign lettering.

   c. Using the same type of cabinet supports, or method of mounting for signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the Director of Planning.

   d. Using the same form of illumination for all signs, or by using varied forms of illumination determined compatible by the Director of Planning.

   e. Allowing the use of different colors for logos.

3. Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand opening, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within Copper Canyon.

   a. Community Special Events such as a rodeo or community fair may be permitted the following signage:

      (1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the even indicated above.

      (2) Temporary advertising signing consistent with the requirements set forth in Section 5.2.A.2.

   b. Commercial Special Events such as grand openings, Christmas tree lots, painted seasonal holiday window displays, and notice of newmanagement may be permitted the following signage:

      (1) No more than four (4), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding, special event signs.

      (2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device, or banner be placed above the roofline.

4. On-Site Subdivision Signs:

   a. One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided, not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.

   b. Such sign shall be for the identification of a subdivision, price information and the developers name, address, and telephone number.

c. Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning and Development.

d. Signs shall be maintained in good repair at all times.

e. A cash deposit of three hundred dollars ($300) per sign shall be deposited with the sign application to ensure compliance with this chapter and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

5. Off-Site Subdivision Directional Sign:

a. A maximum of four (4) signs may be used to lead customers to the site.

b. Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided sign kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.

c. A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the planned community, subdivision, developer or development logo and a directional arrow.

d. The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning and Development prior to installation.

e. All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.

f. A kiosks location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning and Development prior to the acceptance of a sign permit application.

g. Any sign approved for a particular subdivision within Copper Canyon Specific Plan shall not be changed to another subdivision without prior approval of the Planning Director.

h. There shall be no addition, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used as posters, portable signs, vehicle signs, trailer signs or temporary subdivision (bootleg) signs.

i. All off-site subdivision signs not conforming to this ordinance shall be deemed a public nuisance and removed.

j. A three hundred dollar ($300) cash deposit shall be placed with the City to ensure compliance with this chapter. Any sign placed contrary to the provisions of this chapter may be removed by the City and the cost of removal shall be deducted from said deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer.

k. Said sign shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning and Development.

5.4 Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site, and to the extent possible, signs located on commercial sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area.

A. Relationship to Buildings:

Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center

or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Director of Planning and Development may condition approval of any sign to require such visual elements to be incorporated into the design of the sign where such element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

B. Relationship to other Signs:

Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

1. Type of construction materials (such as cabinet, sign copy, supports);

2. Letter style of sign copy;

3. Type or method used for supports, uprights or structure on which sign is supported;

4. Sign cabinet or other configuration of sign area; or

5. Shape of entire sign and its several components.

C. Landscaping:

Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscaped area shall be maintained in a neat, healthy, and thriving condition.

D. Illumination and Motion:

Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

E. Sign Copy:

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product), is prohibited.

F. Relationship to Streets:

Signs shall be designed so as not to obstruct any pedestrian, bicyclist, or driver's view of the street right-of-way.

Section 6.0 - OFF-STREET PARKING

6.1 Purpose

All regulations set forth in this section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this section apply primarily to non-residential uses. The standards for residential uses are included in Section 2.4, Property Development Standards for residential districts.

6.2 General Provisions

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.

B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.

D. The requirements of this ordinance shall apply to temporary as well as permanent uses.

E. All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully usable during workday periods or as needed by the use of the premises.

F. Where the application of these schedules results in a fractional parking space, then the fraction shall be rounded to the higher whole number.

G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

H. In the calculation of parking requirements for centers, off-peak hour uses from the normal operating hours of the center shall not be counted toward the parking requirement.

I. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

J. A maximum of 25 percent (1/4) of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses subject to approval of the Director of Planning and Development at the time of Plot Plan review.

6.3 Schedule of Off-Street Parking Requirements

USE	MINIMUM OFF-STREET PARKING REQUIRED
A. Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces.
B. Shopping Centers and Gen'l. Commercial Uses, except as noted below:	1 space/200 square feet of gross floor area.
1. Eating & drinking establishments (not-fast food)	1 space/each 2-1/2 seats or 1 space/50 square feet of seating area where there are no fixed seats.
2. Fast food restaurants with drive-in or drive-through	1 space/each 7 seats plus one (1) space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive-through is included.
3. Gasoline dispensing and/or automotive service stations	2 spaces plus four (4) for each service bay.

4. Appliance and/or furniture stores	1 space/600 square feet of gross floor area.
5. Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
6. Senior Citizen Housing/Congregate Care	As required by MMC
7. Auto and/or truck sales	1/10 of the car storage capacity of the facility.
8. Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces.
9. Commercial recreation facilities	
a. Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
b. Driving range (golf)	1 space/tee plus required parking for any other uses on the site.
c. Golf course (regulation)	To be determined by the Director of Planning and Development
d. Parks (public or private)	To be determined by the Director of Planning and Development
e. Tennis, handball, and racquetball facilities	To be determined by the Director of Planning and Development
f. Theaters	
(1) Motion picture	1 space/3-1/2 seats.
(2) Playhouse	1 space/3-1/2 seats.
C. Public and semi-public uses	
1. Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the Director of Planning and Development.

2. Convalescent and/or nursing homes	1 space/3 beds.
3. Educational institutions, public or private	
a. Elementary and junior high school	1 space per employee plus 5 spaces.
b. Churches, convents, monasteries, other religious institutions, and other spaces of public assembly	1 space/3.5 seats within the main auditoriumor 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats. Space on bench seating will be determined by the UBC.
4. Public Utilities	To be determined by the Director of Planning and Development
D. Single Family Residential and Multiple Family Residential	
1. RS	2 garage spaces per unit + 1 guest space.
2. RM	1.5 spaces per 1 bdrm. unit 2.0 spaces per 2 bdrm. unit 2.5 spaces per 3+ bdrm. unit
E. Handicapped Parking Requirements	Handicapped parking requirements are established by California Administrative Code, Title 24 of the State Building Code.
F. Bicycle Parking Requirements	

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

1. Administrative and Professional Services	1 space/3,000 sq.ft. with a minimum of 4 spaces.
2. Shopping centers with 50,000 squre feet of gross floor area	1 space/33 automobile parking spaces required.
3. Eating and drinking establishments	1 space/500 sq.ft. with a minimum of 2 spaces.

4. Medical and dental offices or clinics, veterinary offices or clinics	1 space/300 sq.ft. with a minimum of 2 spaces.
5. Commercial Recreation	1 space/33 automobile spaces required.
6. Hospitals	1 space/5,000 sq.ft. with a minimum of 4 spaces.
7. Churches	1 space/3,000 sq.ft. with a minimum of 4 spaces.

G. Motorcycle Off-Street Parking Requirements

Motorcycle parking spaces shall be provided for all uses, except residential, at the following rate:

1. Uses with 25 to 100 automobile parking spaces shall be provided, one designated space for use by motorcycles.

2. Uses with more than 100 automobile parking spaces shall provide two (2) motorcycle parking spaces and one motorcycle parking space for every additional 100 automobile spaces provided.

6.4 Property Development Standards

The following property development standards shall apply to all parking areas required by the Specific Plan District Regulations.

A. General Requirements:

The following are minimums unless otherwise stated:

1. Residential

   a. Covered in a garage or carport - 10' x 20' each space

   b. Uncovered - 9' x 19' each space

2. All others shall use Parking Table on the following page.

3. Motorcycle parking space: 4 feet by 8 feet.

4. Bicycle parking space: 2 feet by 6 feet.

5. Surfacing: All parking stalls for automobile, handicapped, motorcycle, and bicycle and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other similar all-weather surfacing approved by the Director of Public Works and subject to current city standards.

6. Striping and Identification

   a. Automobile: All parking stalls shall be clearly outlined with double lines (hairpin) on the surface of the parking facility.

   b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.

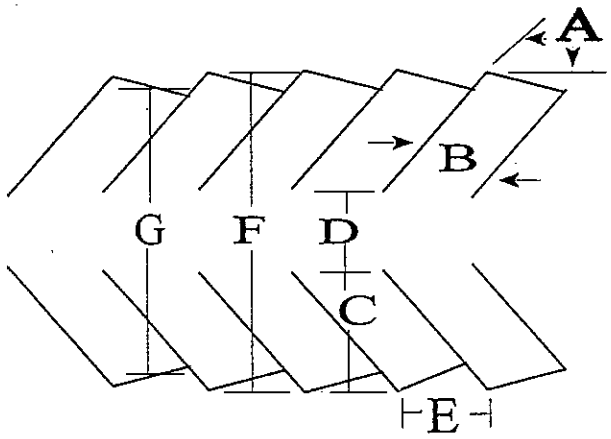
   c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.

   d. Bicycle: All bicycle spaces shall be clearly identified.

Parking Table

A	B	C	D	E	F	G
0	8'-0"	8.0	12.0	23.0	28.3	---
20	9'-0"	15.0	12.0	26.3	42.0	32.5
30	9'-0"	17.3	12.0	18.0	46.6	37.8
45	9'-0"	19.8	13.0	12.7	52.5	46.5
60	9'-0"	21.0	18.0	10.4	60.0	55.5
70	9'-0"	21.0	19.0	9.6	61.0	57.9
80	9'-0"	20.3	24.0	9.1	64.3	62.7
90	9'-0"	19.0	24.0	9.0	62.0	---

A. Parking Angle
B. Stall Width
C. Stall to Curb
D. Aisle Width
E. Curb Length Per Car
F. Curb to Curb
G. Stall Center



B. Special Requirements:

1. Within a parking lot area the perimeters, ends of aisles, and finger(island) planter or tree well planters shall be located and landscaped so that no parking space is more than 30 feet from an tree trunk. Any unused space resulting from the design of the parking area shall be used for landscaping purposes.

2. All parking lot landscaped areas shall have a minimum inside planting dimension of four (4) feet and be separated from vehicular areas by a six (6) inchhigh, six (6) inch wide Portland concrete cement curbing. A twelve (12) inch wide walk shall be located within the landscape area where it is adjacent to parking stalls.

3. All Landscaping areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris, and trash.

4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.

5. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site.

6. In any R zone except RM, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

   a. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard except on the driveway.

   b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted above, they must be screened from view and be for the personal use of the resident.

6.5 Performance Standards

A. Maintenance

All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis except as stated in Section for the sale of merchandise, except on a temporary basis pursuant to Section 4.2. (Temporary Uses)

B. Shopping Carts

All shopping centers that use shopping carts shall provide convenient and safe on-site storage/return areas for the shopping carts.

C. Special Requirements

Handicapped, motorcycle, and carpool parking areas, when required, shall be located within close proximity of the entrance to the facility.

Section 7.0 - ADMINISTRATION

7.1 Purpose

The Land Use District Map and these Specific Plan District Regulations shall be administered as provided for herein.

7.2 Standard Procedures

A. General:

The Administrative Procedures, Conditional Uses, Variances, Plot Plans, Ord. 348 Article XVIII shall be utilized as applicable to the administration of the Copper Canyon Specific Plan.

B. Specific Plans (SP):

The administration of the Specific Plan shall be as provided for in Ord. 348, Article II and Article XVIIa, except that the Director of Planning and Development may accept less detail or require additional detail to suit the scope of the SP.

7.3 Plot Plan and Architectural Approval

A. Purpose:

The purpose of the plot plan and architectural approval is to review proposed projects to determine compliance with the provisions of these regulations and to promote orderly and harmonious development with good design character as described within this Specific Plan.

B. Application:

This approval process is applicable to projects within all districts except RS districts, where the Tentative Tract Map approval process may be used. Single family detached units on lots of/or exceeding 5,000 sf may use the Tentative Tract Map to satisfy the Plot Plan Review requirement. Commercial projects shall be reviewed by the Plot Plan procedures as specified in Ord. 348, Article XVIII, Section 18.30.

C. Procedures:

The procedures shall be as specified in Ord. 348, Article XVIII, General Provisions.

7.4 Temporary Uses

A. Purpose:

The provisions of this section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Temporary uses are subject to approval by the Director of Planning, except as noted.

B. Temporary Uses Listed:

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than (5) calendar days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a conditional use permit.

2. Christmas tree sales lots, halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.

3. Subdivision sales offices, sales information centers, sale pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:

   a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed whichever is less;

   b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than ninety days subject to site plan and architectural review approval, and the maximum use period listed below;

   c. An asphaltic concrete paved parking lot shall be provided with sufficient parking spaces to accommodate said use;

   d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and

e. Other conditions that the Director of Planning and Development deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in theneighborhood.

4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.

5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobilehome residences for security purposes on the site of an active construction project.

7. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.

8. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety days, if said products are raised on the premises.

9. Temporary use of properly-designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety days subject to a Temporary Use Permit. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.

10. For any agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a Temporary Use Permit may be granted in any district when the Director of Planning and Development determines that such use will not cause a public nuisance relative to sanitation and health conditions.

11. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner.

12. Additional uses determined to be similar to the foregoing in the manner prescribed by Section 7.2 of these regulations.

C. Permits and Bonds:

All temporary uses shall be subject to the issuance of a Temporary Use Permit bythe Director of Planning and Development and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses. In the issuance of such a permit, the Director shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, except those listed under 3, 6, 7, 11, and 12 above, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of cleanup of the property by the City in the event the permittee fails to do same.

D. Extension or Modification of Limits:

Upon written application, the Director of Planning and Development may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director determines that such extension or modification is in accordance with the purposes of the zoning regulations.

E. Condition of Site Following Temporary Usage:

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

F. Fee:

The application shall be accompanied by a fee established by the Fee Ordinance to cover the cost of processing the application prescribed in this section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

7.5 Other Provisions

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within Copper Canyon Specific Plan, the provisions of Ordinance 348 of the MMC shall apply.

▸Resolution No. 96-436,
City Council Approval of the
Copper Canyon Specific Plan

Revised Exhibit "9"

CITY COUNCIL RESOLUTION NO. 96-436

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA APPROVING THE COPPER CANYON REVISED SPECIFIC PLAN SPM-9 AND ATTACHING CONDITIONS OF APPROVAL THERETO

WHEREAS, the City of Murrieta General Plan has established the Master Plan Overlay and the land use designation of Single Family 1 Residential for the subject property; and,

WHEREAS, the Copper Canyon Revised Specific Plan has been prepared consistent with the General Plan and in accordance with City guidelines for preparation of specific plans; and,

WHEREAS, the Final Environmental Impact Report for the General Plan, certified on June 24, 1994, the original Copper Canyon Specific Plan Final Environmental Impact Report certified by the City Council on January 2, 1996, including a Statement of Overriding Considerations and CEQA findings, and an Addendum to the Copper Canyon Final EIR approved by the court on April 17, 1996 adequately address and provide for mitigation of environmental impacts of this project; and,

WHEREAS, the City Council has considered testimony presented by the public, the Community Development Department, and other interested parties with respect to the Copper Canyon Revised Specific Plan and environmental documents at a public hearing held on April 26, 1996.

NOW, THEREFORE, the City Council of the City of Murrieta DOES HEREBY RESOLVE as follows:

SECTION 1. Pursuant to the California CEQA Guidelines for the implementation of the California Environmental Quality Act, the City Council has reviewed the environmental documents and considered the information contained therein prior to approval of the Revised Specific Plan.

SECTION 2. That the City Council approves the Revised Specific Plan as amended by the Conditions of Approval contained herein.

SECTION 3. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND EFFECTIVE this 26th day of April, 1996.

Attest:

CITY CLERK

MAYOR

STATE OF CALIFORNIA:
} SS
COUNTY OF RIVERSIDE:

I, A. Kay Vinson, City Clerk of the City of Murrieta, California, **DO HEREBY CERTIFY** that the Resolution 96-436 was duly and regularly adopted by the City Council of the City of Murrieta, California, at a meeting thereof held on the 26th day of April, 1996 by the following vote:

AYES: Enochs, Smith, Walsh, Washington, and van Haaster

NOES: None

ABSENT: None

ABSTAIN: None

(Seal)

Murrieta City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this 13th day of May, 1996.

City Clerk

CONDITIONS OF APPROVAL:

All of the following conditions shall be subject to the approval of the responsible City official, board, commission or the City Council prior to the approval of permits implementing this project or in accordance with the mitigation measures contained in the environmental documentation for the project. These conditions are not intended to be all inclusive of the requirements that may be imposed on future discretionary permits required to construct this project. The City reserves the right to review future permit applications in accordance with City environmental review procedures. These conditions shall be attached to the resolution approving the Revised Specific Plan document and placed on file with the City Clerk and distributed to all affected public agencies.

1. The mitigation measures included in the General Plan Final EIR (June 24, 1994), and the original Copper Canyon Final EIR (January 2, 1996), and refinements to the mitigation measures contained in the Addendum to the original Copper Canyon Final EIR are hereby incorporated as conditions of approval of the Revised Specific Plan.

2. The final Revised Specific Plan documents shall be edited and recompiled by the developer to incorporate these conditions of approval and delete any language which is in conflict with these conditions to the satisfaction of the Director of Economic and Community Development.

3. The applicant shall defend, indemnify, and hold harmless, the city, its agents, officers, consultants and employees from any claim, action or proceeding against the city, its agents, officers, consultants and employees to attack, set aside, void or annul the approval by the city of the revised specific plan or findings regarding the environmental documents. The city shall promptly notify the applicant of any such claim, action or proceeding. The city shall be obligated to cooperate fully in the defense thereof.

Land Use:

4. The Land Use Plan contained in the Revised Specific Plan represents the general arrangement and type of land use intended for development. The maximum number of units, 839 or 916, shall be permitted subject to the conditions of approval of the Revised Specific Plan and the mitigation measures contained in the Final EIR's and Addendum. Approval of the tentative subdivision maps will determine the actual number of lots, lot sizes, lot design or street design, grading and other design elements and improvements. Existing and future ordinances and studies that will apply to this project may result in a reduction in the final number of lots to less than the number shown in the Copper Canyon Revised Specific Plan.

Grading:

5. During the review of any tentative subdivision map that falls within the Hillside Development Ordinance areas, the design of lots, structures, improvements and grading shall be in accordance with said ordinance to minimize the impact of grading on steep slopes.

The development within the areas subject to the Hillside Ordinance shall be designed so that the ridgeline as viewed from Clinton Keith Road and I-15 remains in it's natural condition in accordance with the standards of the Hillside Development Ordinance, except for existing facilities such as water storage facilities and roads.

6. Preliminary grading plans shall be submitted concurrently with subdivision maps to ensure conformance with these conditions and the Final EIR's and Addendum mitigation measures.

7. The tentative map and preliminary grading plans shall identify existing rock outcroppings, knolls, drainage courses and trees which shall be preserved to the maximum to the satisfaction of the Director of Community Development.

8. Tentative subdivision maps within sensitive areas on site may be subject to further environmental review in accordance with the environmental review procedures of the City.

9. The approved 404 and 1601-1603 permits issued by the Corps of Engineers and State Fish and Game shall be submitted with the first tentative subdivision map that affects the area covered by said permits.

Public Facilities Plan and Standards:

10. The Public Facilities Plan and Standards contained within the Copper Canyon Revised Specific Plan shall be implemented with each proposed tentative subdivision map. The Director of Community Development shall review, monitor and enforce the installation of public facilities required to maintain level of service standards applicable to the project. In the event that level of service standards are violated, the Director shall report such condition to the City Council with recommendations for corrections. The applicant will agree to provide, arrange, or participate in financing for the project's fair share of areawide infrastructure improvements in accordance with the PFP.

Park, Recreation, and Open Space:

11. The project shall dedicate and improve 5 acres of parkland per 1,000 persons in accordance with the requirements of the General Plan and adopted ordinances. As part of the overall requirement, the Specific Plan shall be revised to show a 7 acre neighborhood park fully improved in accordance with Ordinance No. 460 for active recreational use within the project. No park credit is approved or implied with the approval of the Specific Plan.

12. Plans relating to landscape plans, master park plans, pedestrian paths, hiking trails, bikeways and bike paths, street median landscaping, fuel modification areas and open space design shall be submitted and reviewed with each tentative subdivision map. Such plans shall be consistent with the Community Design Guidelines in the Copper Canyon Revised Specific Plan and consistent with the General Plan.

13. All privately maintained landscaping, including applicable slopes, production front

and side yards, and street trees shall conform to all local codes and ordinances to the satisfaction of the Director of Community Development.

14. The determination of open space district boundaries and maintenance responsibilities shall be subject to approval to the satisfaction of the Director of Parks and Recreation.

15. Implementation plans for habitat enhancement, oak tree re-planting, protective measures for sensitive habitat/species, brush modification and temporary irrigation shall be subject to approval to the satisfaction of the Director of Parks and Recreation.

16. All walls which are to be maintained by open space districts shall be constructed entirely within the lot dedicated to the City.

17. The golf course shall be subject to the Final EIR mitigation measures, zoning requirements for golf courses and City environmental review procedures at the time of subsequent permit application review by the City of Murrieta.

18. Fifty percent reimbursement shall be made to developer (Continental Homes) who constructed 100% median island landscaping on Calle Del Oso Oro.

Circulation:

19. The developer shall construct or agree to provide on-site and off-site road facilities required to serve the project as described in the transportation/circulation section of the EIR including any right of way, streets, bridges, traffic signals and/or other improvements to the satisfaction of the Director of Public Works. The City does not have a transportation facilities fee program described in TC-2. All funding agreements shall be approved in accordance with tentative map or plot plan approvals. Funding shall be provided by the developer to the satisfaction of the Director of Public Works.

20. All gate guarded entrances to private street communities shall be designed to the satisfaction of the Director of Public Works and the Fire Chief.

21. Public and Private streets shall meet the City Standards to the satisfaction of the Director of Public Works.

22. All private streets shall provide easements for fire hydrants, cable television and other utilities and facilities as required by said utilities.

23. Pedestrian walkways shall be provided as shown in the Specific Plan. Details of the pedestrian walk system will be subject to review in conjunction with the tentative subdivision map. Provisions for light maintenance vehicle passage shall be made.

24. Transit stop designs, including benches and shelters, if required, shall be included with the tentative subdivision map to the satisfaction of the Director of Public Works.

25. The developer shall agree to provide the project's fair share of funding of any designated park-and-ride facility prior to approval of the first tentative subdivision map.

26. The project shall comply with the Congestion Management Program requirement to the satisfaction of the Director of Public Works.

27. Street Standards:

a. Since Creekside Drive is on the Circulation Element, it is also shown on the Specific Plan. However, the precise alignment of this road has not been determined and the design of the project will need to be adjusted once the alignment is known.

b. The Clinton Keith Road cross section shown on page 79 (SP) shall be corrected to be consistent with the City Council action on March 21, 1995 which is 110 feet of right-of-way with a 76 foot curb to curb section, painted median and a 22 foot parkway along the northerly side.

c. Exhibit III-15 on page 79 (SP) should be corrected to show curb and gutter on all streets.

Drainage:

28. A drainage facilities plan shall be subject to approval by the Director of Public Works prior to approval of any tentative subdivision map. Storm water detention basins shall be planned to handle silts and water quality problems introduced by urbanization. Basins should be designed to provide extended detention that meet the design guidelines provided in the California Storm Water BMP Handbook, pages 5-39 to 5-48 or its successor..

29. If drainage diversion is proposed, the developer shall enter into agreements with the City to provide for diversion of drainage at such time as specified by conditions placed on any tentative map.

30. Water flows shall be attenuated so that the developed flows do not exceed the existing flows for the 2 year, 10 year, and 100 year; 3 hour, or 6 hour peak flows leaving the project area. Each drainage basin must stand on its own to meet this requirement. Desilting basins shall be in place to receive silts generated by project grading.

31. Adequate access shall be provided to all storm drain cleanouts, inlets and outlets, to the satisfaction of the Director of Public Works.

32. Major public facilities shall be installed in accordance with the Public Facilities Plan and Standards contained in the Specific Plan. Specific improvements shall be determined in conjunction with the tentative maps to the satisfaction of the Director of Public Works.

33. The maintenance of the retention basins shall be carried out by a public agency at the property owner's expense.

34. The retention basins shall be located out of the 100 year floodplain of Cole Creek.

35. The Master Plan Drainage fees in place at the time of issuance of grading permits shall apply to this project.

36. The drainage improvements shall be provided by the applicant concurrent with development to the satisfaction of the Director of Public Works.

37. The drainage retention basin facilities shall be constructed to the satisfaction of the Director of Public Works.

Fire Protection:

38. Fire sprinkler systems shall be provided to the satisfaction of the Fire Chief for structures in fire prone areas.

39. Access to structures for fire vehicles shall be within the level of service standard of the Fire Department.

40. The Nutmeg Bridge and the extension of Nutmeg to Washington Avenue shall be open prior to the issuance of any residential or commercial building permits for the project to the satisfaction of the Fire Chief.

41. The applicant shall pay the fire mitigation fee for permits in excess of the existing agreement contained in Resolution No. 90-500 dated January 19, 1990 with the Fire Protection District.

School Agreements:

42. The applicant shall provide the City with a copy of the executed agreement with the school district providing mitigation in accordance with State law prior to the submittal of tentative maps for the project.

Special Districts:

43. The applicant shall provide the City of Murrieta with will serve letters from the special districts prior to approval of tentative subdivision maps.

Design Review:

44. All structures shall be subject to architectural and site plan review in conjunction with the permit required by the District Regulations for this Specific Plan. The neighborhood shopping center shall be subject to a Master Conditional Use Permit, the golf course, clubhouse, and single family detached homes shall be reviewed at the time of plot plan review prior to the issuance of a building permit.

Zoning (District Regulations)

45. The following minor changes shall be made to the District Regulations:

    a. Page 56 - Delete extra language in Section 6.3.F.

School Site:

46. The Specific Plan shall be revised to show a minimum 10 acre school site within Planning Area #12.

Library Fees:

47. If the City of Murrieta adopts an ordinance regarding library fees, such fees shall be paid to the City of Murrieta. If there is no city ordinance, then library fees shall be paid in accordance with the County ordinance.

▸Ordinance No. 160-96, Establishing Zoning for the Copper Canyon Specific Plan

Plan

EXHIBIT "9"

ORDINANCE NO. 160-96

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF SAID CITY IN CHANGE OF ZONE CASE NO. 96-040 GENERALLY LOCATED WEST OF I-15, SOUTH OF CLINTON KEITH ROAD, CHANGING THE ZONE FROM THE OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS (R-5), ONE FAMILY DWELLINGS (R-1), ONE FAMILY DWELLINGS .5 ACRE LOT MINIMUM (R-1-.5), ONE FAMILY DWELLINGS .25 ACRE LOT MINIMUM (R-1-.25) AND SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONES TO THE SPECIFIC PLAN ZONE (SP) AS ILLUSTRATED ON THE ATTACHED CITY OF MURRIETA ZONE MAP (EXHIBIT 1) PER THE COPPER CANYON REVISED SPECIFIC PLAN SPM-9

The City Council of the City of Murrieta does ordain as follows:

Section 1.: Ordinance No. 348 of the County of Riverside, as incorporated and adopted by Ordinance of the City of Murrieta, and as amended thereafter from time to time by the City Council of the City of Murrieta, and the City of Murrieta Official Zoning, are further amended by placing in effect the zone or zones as shown on the attached map entitled Exhibit 1 (including herein by reference), Change of Official Zoning, City of Murrieta, referenced as Copper Canyon Revised Specific Plan SPM-9, Zoning Case No. 96-040.

Section 2.: The zoning shall become SP (Specific Plan) which consists of zoning standards and criteria for land use development in the area described on Exhibit No. 1, as contained in the Copper Canyon Revised Specific Plan, Chapter 5 District Regulations.

Section 3.: The City Clerk shall certify to the adoption of this ordinance and shall publish a summary of this ordinance and post a certified copy of the full ordinance in the office of the City Clerk at least five days prior to the adoption of the proposed ordinance; and within 15 days after adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance. This ordinance shall take effect thirty days after the date of its adoption.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 3rd day of May, 1996.

MAYOR PRO TEM
City of Murrieta

ATTEST:

CITY CLERK
City of Murrieta

(See attached Map)

APPROVED AS TO FORM:

CITY ATTORNEY

I, A. Kay Vinson, City Clerk of the City of Murrieta, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the April 26, 1996, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 3rd day of May, 1996, by the following vote, to wit:

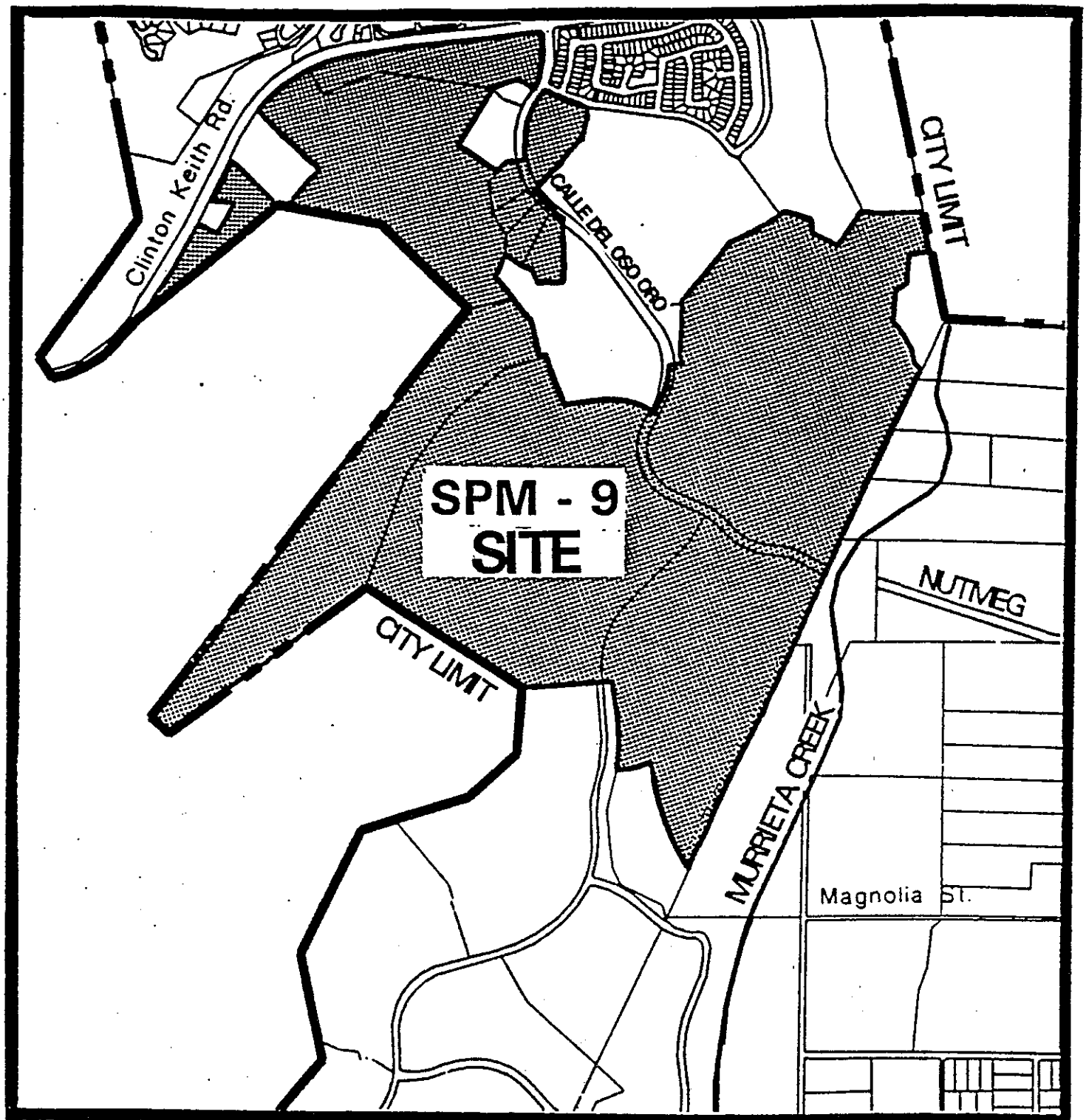
Ayes: Enochs, G. Smith, and Washington

Noes: None

Absent: Walsh and van Haaster

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the City of Murrieta, California, this 3rd day of May, 1996.

City Clerk of the City of Murrieta



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CASE NO. **SPM - 9**

COPPER CANYON SPECIFIC PLAN

CHANGE OF ZONE
FROM R-R TO S P

DATE:
APRIL 26, 1996

CITY OF MURRIETA PLANNING DEPARTMENT

LOCATION MAP

NO SCALE

Exhibit 1

▸Resolution No. 96-435,
Certifying the Copper Canyon EIR

EXHIBIT "10"

RESOLUTION NO. 96-435

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA CERTIFYING AN ADDENDUM, MAKING FINDINGS PURSUANT TO PUBLIC RESOURCES CODE §21083.3, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE REPLACEMENT COPPER CANYON SPECIFIC PLAN SCH #95072128 AND MEASURE N DENSITY REDUCTION AND DEVELOPMENT AGREEMENT

WHEREAS, Section 65450 of the Government Code allows cities to adopt a Specific Plan for the physical development of a specified area or property; and

WHEREAS, the California Environmental Quality Act (CEQA), as amended (Sections 21000 through 21177 of the Public Resources Code) requires that prior to the approval of any project, the Lead Agency shall consider the potential impacts and effects of said project, consider alternatives to the project, and identify mitigation measures necessary to reduce or eliminate the impact of the project on the environment; and

WHEREAS, the City of Murrieta is the Lead Agency for the Replacement Copper Canyon Specific Plan project and Measure N Density Reduction and Development Agreement which implements it, and has prepared an Addendum for the Replacement Copper Canyon Specific Plan and Measure N Density Reduction and Development Agreement which implement it in accordance with the provisions of CEQA and the CEQA Guidelines prepared by the Office of Planning and Research; and

WHEREAS, the City of Murrieta determined that an EIR would clearly be required for the project and that an initial study would not be required for the project in accordance with the provisions of CEQA and the CEQA Guidelines prepared by the Office of Planning and Research; and

WHEREAS, the City of Murrieta determined that there is substantial evidence that an aspect of the project, either individually or cumulatively, may cause a significant effect on the environment regardless of whether the overall effect of the project is adverse or beneficial, the City of Murrieta has determined to use previously certified General Plan EIR, SCH #92072047, certified in June, 1994, and Copper Canyon Specific Plan Environmental Impact Report, SCH #95072128, certified on January 2, 1996, as modified by the Copper Canyon Specific Plan Addendum, which adequately analyze the project at hand (collectively "CEQA Documentation"); and

WHEREAS, the CEQA Documentation for the Replacement Copper Canyon Specific Plan identified a number of significant impacts related to geology and seismicity

slopes and erosion, certain biological impacts, visual resources, flooding, water quality, energy resources, paleontological resources, cultural resources, transportation/circulation, public facilities and services, fire service, police service, open space and recreation, schools, solid waste, libraries, airports, biology, air quality, agricultural resources and cumulative impacts with respect to all issues analyzed in the CEQA Documentation; and

WHEREAS, the CEQA Documentation determined that a number of significant impacts could be mitigated and reduced to a level of insignificance for the following: geology and seismicity, slopes and erosion, certain biological impacts, visual resources, flooding, water quality, energy resources, paleontological resources, cultural resources, transportation/circulation, public facilities and services, fire service, police service, open space and recreation, schools, solid waste, libraries and airports; and

WHEREAS, the CEQA Documentation determined that even with the application of available mitigation measures, impacts to biology, air quality and agricultural resources could not be mitigated to a level of insignificance; and

WHEREAS, the City Council held a public hearing on April 26, 1996 to consider the proposed Replacement Copper Canyon Specific Plan;

NOW, THEREFORE, the City Council of the City of Murrieta does hereby esolve as follows:

> The City Council of the City of Murrieta herein (the "City") hereby certifies the Copper Canyon Addendum which consists of the Copper Canyon Specific Plan Addendum Environmental Impact Report, the Mitigation Monitoring/Reporting Program, the finding of fact pursuant to Public Resources Code Section 21083.3 and otherwise, the Staff Report and any associated attachments (collectively referred to as the "CEQA Documentation"), and finds that it has been completed in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") in that the City Council has received, reviewed and considered the information contained in the CEQA Documentation and submissions of testimony from officials and Departments of the City, the applicant, the public and other municipalities and agencies.
>
> Having received, reviewed and considered the foregoing information as well as any and all information in the Record, the City Council hereby makes these findings of fact pursuant to and in accordance with Sections 21081 and 21083.3 of the Public Resources Code as follows:

Background

The Replacement Copper Canyon Specific Plan covers 579 acres of land in the northwestern portion of the City of Murrieta, California in southwest Riverside County. The replacement Copper Canyon Specific Plan is a varied density master plan residential development providing largely single family residential uses, parks and open space, with a service commercial site and under the "golf course alternative" an 18 hole golf course.

The proposed project entails the development of the 579 acre site with a mixed use master plan community. The proposed land use plan provides a maximum of 916 dwelling units on 291.5 acres; 14.1 acres of neighborhood commercial uses; a minimum of 23.1 acres of park areas under the Golf Course Alternative and 24.4 acres under the Mitigation Bank Alternative; a minimum of 120.8 acres of natural open space under the Gold Course Alternative and 272.1 acres under the Mitigation Bank Alternative; and 17.2 acres devoted to landscaped roadways. A 167.3 acre, 18 hole golf course is proposed under the Golf Course Alternative. The proposed project involves the following approvals from the City of Murrieta:

(a) Certification of the Addendum for the Replacement Copper Canyon Specific Plan;

(b) The making of findings pursuant to Public Resources Code Section 21083.3;

(c) Adoption and approval by resolution of the Replacement Copper Canyon Specific Plan, including the Design Guidelines; and

(d) Approval of the Mitigation Monitoring/Reporting Program.

The contents of the General Plan EIR, the Final Copper Canyon EIR, the Copper Canyon Addendum, Mitigation Monitoring/Reporting Program, these findings of fact, a Staff Report and any other related attachments or additional materials which comprise the Staff Report and any other related attachments or additional materials which comprise the Final Environmental Impact Report for the General Plan and for the Copper Specific Plan and for the Copper Canyon Addendum.

The CEQA Documentation for the Replacement Copper Canyon Specific Plan has been prepared by the City in accordance with the California Environmental Quality Act ("CEQA"), as amended, and City Guidelines for the implementation of CEQA. More specifically, the City has relied on Section 15084(d)(3) of the State Guidelines which allow acceptance of drafts prepared by the Applicant, Consultant retained by the Applicant or any other person. The City as Lead Agency has reviewed and edited as necessary the submitted "Screen Check" copies of the Copper Canyon Addendum and CEQA Documentation package and the Copper Canyon Addendum and CEQA Documentation package reflect the City's own

independent judgment including reliance on technical personnel from other City Departments.

The Addendum

The Copper Canyon Addendum has been prepared for the Copper Canyon Specific Plan Final Environmental Impact Report ("EIR") which was certified by the Murrieta City Council on January 2, 1996. This Addendum, the Draft EIR, Appendices, Final EIR and associated Mitigation Monitoring Program, as well as the General Plan EIR, constitute the CEQA Documentation for the Replacement Copper Canyon Specific Plan.

Subject to certification of the CEQA Documentation as complete and in compliance with CEQA changes have been made to golf course (and/or Mitigation Land) and residential components of the Specific Plan Design in cooperation with concerned citizen groups and permitting public agencies. The CEQA Documents analyze in detail impacts associated with implementation of the Golf Course as it was proposed through the Specific Plan and EIR Comment process. The Final Copper Canyon EIR contained information regarding subsequent changes to the Golf Course requested by URGE and the Army Corp of Engineers relative to their consideration of issuance of a 404 Permit (as required under the Clean Water Act relative to activities which would fill waters of the United States and Wetlands Habitat) during the comment period including the elimination of cart crossings and changes to the maintenance of fairway crossings. The Final EIR was transmitted to all commenting persons and organizations prior to the Planning Commission and City Council public hearings which were held for consideration of adoption of the Specific Plan and certification of the EIR.

The Mitigation Measures and Specific Plan Design Components outlined in the previous environmental documents have been changed based on input from concerned citizen groups and are included in this document and represent a culmination of three (3) alternatives since EIR certification. The changes would reduce project produced unavoidable adverse direct and cumulative impacts based on specific requests made by the citizen groups, Urban Residents for a River Greenbelt Environment ("URGE") and United Murrieta Neighborhoods ("UMN"). The Addendum provides two alternatives: "Specific Plan and Golf Course" and "Specific Plan and Mitigation Bank."

Previous CEQA Documents analyze a worse case scenario relative to the golf course - any subsequent changes to the golf course have been designed to reduce impacts to Cole Canyon and its associated habitat. Also, the document will delineate any potential impacts associated with the changed mitigation and specific plan design and demonstrate the specific plan changes are adequately analyzed in the previous EIR documents. The Addendum accords with Public Resources Code section 21083.3 and 14 California Code of Regulations sections 15150, 15153 and 15062. This Addendum has been prepared as an addendum to a previously certified EIR associated with the Copper Canyon Specific Plan in accordance with California Public Resources Code section 21083, 21087 and 21166 and 14

California Code of Regulations section 15164. The draft and final EIR documents for the Copper Canyon Specific Plan certified by the Murrieta City Council are incorporated into the Addendum by reference.

Copper Canyon EIR

A Notice of Preparation for the Copper Canyon Specific Plan was prepared by the City in July, 1995, which identified potential environmental impacts attributable to the proposed project. These potential impact areas include: land form, geology/soils, seismic safety, grading and drainage, air quality, noise, wildlife/vegetation, land use, population and housing, energy resources, water quality, toxic substances, visual resources/light and glare, historic, prehistoric and paleontological resources, traffic and circulation, public facilities and services (water and sewer, fire protection, police protection, schools, parks and recreation, utilities, solid waste, libraries and health services). In addition, the State CEQA Guidelines require analysis of unavoidable adverse impacts, project alternatives, growth inducing impacts, cumulative impacts, and provision of a Mitigation Monitoring/Reporting Program. As a result of the preliminary review and evaluation, it was determined that the proposed project may have a significant effect on the environment and an Environmental Impact Report (EIR) was required.

The CEQA Documentation analyzed both project and cumulative effects of the potential environmental impacts identified. The CEQA Documentation developed and identified a variety of mitigation measures to minimize, reduce, avoid or compensate for the potential adverse effect on the proposed project.

The CEQA Documentation discussed four alternatives: the "No Project" Alternative, the "Reduced Scope" Alternative,the "Golf Course Redesign" alternative, and the "Joaquin Ranch Alternative", the latter reflecting the previously approved plan for the site. This range of projects provides adequate comparative information to assess the appropriateness of the replacement project and provide for the reduction of adverse environmental effects associated with the replacement project. The Reduced Scope Alternative has been designed to eliminate adverse biological and visual resource impacts. The option of providing for an off-site alternative analysis was considered. Based on specified criteria delineated in the CEQA Documentation, no off-site alternative areas were found to be appropriate for analysis.

Public hearings have been held on the project proposal and its associated environmental impacts by the City of Murrieta Planning Commission on April 24, 1996 prior to the certification of the CEQA Documentation. The Planning Commission reviewed the CEQA Documentation at its public hearing and recommended that the City Council certify the CEQA Documentation.

The City Council makes the following findings in adopting a Resolution recommending certification of the CEQA Documentation.

Section 1 contains findings pursuant to Public Resources Code § 21083.3.

Section 2 of those findings contains the Statement of Overriding Considerations.

Section 3 discusses those potential environmental effects of the proposed project which are not significant or which have been mitigated to a level of insignificance.

Section 4 discusses the significant unavoidable environmental effects of the proposed project which cannot be feasibly mitigated to a level of insignificance.

Section 5 discusses the growth-inducing impacts of the proposed project.

Section 6 discusses the alternatives to the proposed project discussed in the Copper Canyon Final EIR.

Section 7 discusses the Mitigation Monitoring/Reporting Program for the proposed project.

Section 8 contains the Section 15092 findings.

Section 9 contains the City Council certification of the Addendum and CEQA Documentation.

Section 10 contains the City Council adoption of the Overriding Considerations.

Section 11 contains the City Council adoption of the CEQA resolution.

The findings set forth in each are supported by substantial evidence in the administrative record of the proposed project.

SECTION 1 - FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3

The City Council finds that the facts set forth in the following paragraphs are true and are supported by substantial evidence in the record:

1. The replacement project and Measure N Density Reduction and Development Agreement are consistent with City's general plan and the General Plan EIR.

2. All effects on the environment peculiar to the replacement project and Measure N Density Reduction and Development Agreement that were not addressed as significant effects in the general plan EIR for which substantial new information may show will be more significant than described in the general plan EIR have been addressed in the Copper Canyon EIR as modified by the Copper Canyon Addendum.

3. The general plan EIR and Copper Canyon EIR as modified by the Copper Canyon Addendum adequately analyze the potentially significant off-site impacts and cumulative impacts related to the replacement project and Measure N Density Reduction and Development Agreement.

4. The replacement project and Measure N Density Reduction and Development Agreement are subject to City's uniformly applied development policies and standards, except as may be set forth in appropriately adopted approvals or in the Measure N Density Reduction and Development Agreement, required to substantially mitigate potentially significant impacts.

5. The undertaking of all feasible mitigation measures set forth in the General Plan EIR as modified by the Copper Canyon EIR as modified by the Copper Canyon Addendum with respect to the replacement project and Measure N Density Reduction and Development Agreement shall be undertaken.

SECTION 2 - STATEMENT OF OVERRIDING CONSIDERATIONS

The CEQA Documentation has identified and discussed significant effects which will occur as a result of the proposed replacement Copper Canyon Specific Plan and Measure N Density Reduction and Development Agreement. With the implementation of the mitigation measures discussed in the CEQA Documentation, these effects can be mitigated to levels of insignificance except that project-related impacts in the areas of air quality, agricultural resources and biological resources on a direct impact basis and the project's contribution to adverse cumulative impacts associated with all of the cumulative issues addressed in the CEQA Documentation, as identified in Section 4 of these findings, shall have the potential to be considered significant.

Having reduced the effects of the proposed project to the extent feasible by adopting the conditions of approval and program to monitor mitigation measures for certain project impacts (as discussed in Sections 3 and 4 of these Findings) and having balanced the benefits of the proposed project against the proposed project's potential unavoidable adverse impacts (as noted in Section 4 of these Findings), the Planning Commission hereby determines that the benefits of the proposed project outweigh these potential unavoidable adverse impacts based on the overriding considerations set forth below. The Planning Commission finds that the facts set forth in the following overriding considerations are true and supported by substantial evidence in the record.

1. The proposed project provides a variety of complementary land uses (residential, school site, commercial, recreational and open space) within a single mixed use project. These proposed land uses conform to the City of Murrieta General Plan and assist in its implementation.

2. The replacement Copper Canyon Specific Plan provides a maximum of 916 dwelling units which include family-oriented housing which will respond to local and regional housing demand.

3. Approval of the replacement Copper Canyon Specific Plan will provide the necessary master planning to insure provision of necessary infrastructure, desired amenities, and common landscape and design elements which would not be possible if the property were developed using a "piecemeal" approach.

4. Provision of complementary land uses proposed within a single mixed use project will reduce traffic, noise and air quality impacts associated with automobile trips which would otherwise be headed for similar destinations at a further distance. According to the Traffic Analysis contained in the Draft Copper Canyon EIR Appendix, a worst-case total of 20,600 daily vehicle trips will be generated by the project. Of this total, 2,060 daily trips (or 10% of total trips) will remain on the project site with 18,540 external trips being generated.

5. Construction of the proposed project responds to the commercial and recreational market demand by proposing a mixed-use development which includes commercial land uses, a school site, various recreational facilities (golf course under the "Golf Course Alternative", oak parks, nature park, mixed use park, trails and natural open space) to serve the local and visiting population.

6. According to the Fiscal Impact Report contained in the CEQA Documentation, the project upon buildout will provide an annual net fiscal benefit to the City.

7. The proposed project will include an 14.1 acre commercial facility, which will provide for the needs of project residents as well as those residents in adjoining communities and passersby on Clinton Keith Road.

8. Drainage facilities will be constructed on-site to contain the flow of Stormwater runoff from the proposed project, and the drainage plan will result in directing this runoff through and downstream of the project site at rates and velocities which do not exceed current, natural conditions.

9. The proposed project involves preservation of a minimum of 120.8 acres of permanently dedicated natural open space under the Golf Course Alternative and 272.1 acres under the Mitigation Bank Alternative, a minimum of 23.1 acres of parks, and a 167.3 acre golf course under the Golf Course Alternative, or 24.4 acres under the Mitigation Bank Alternative totaling at least 306.6 acres of open space (or 53% of the total project site). Major portions of several sensitive wildlife habitats found on-site will also be preserved.

10. Provision of traffic mitigation measures will address the on- and off-site circulation impacts which are directly attributable to the proposed project and those impacts indirectly attributable to the proposed project's incremental contribution to cumulative traffic levels. Off-site roadway improvements will benefit the region by adding capacity to critical off-site intersections and roadways. The proposed project contributes to the implementation of key portions of the City's Master Plan of Arterial Highways, and will be responsible for its fair-share of the costs of necessary regional roadway improvements.

11. The proposed project will provide funding for various regional infrastructure elements through City mitigation fee programs as well as mitigation fees to the affected School District(s).

12. Construction of the proposed project will provide commercial uses that will accommodate a share of the projected community and regional work force by creating 538 long-tern employment opportunities, as well as a total of approximately 475 new jobs during the construction period.

13. The project's design and provisions for landscaping will result in aesthetically pleasing development, which compliments the adjoining Bear Creek and Vineyard Knolls projects.

14. The project will, under the "Golf Course Alternative" enhance recreational opportunities and the image, prestige and value of the community through provision of opportunity to develop an 18-hole championship golf course.

15. The project will result in the permanent protection and preservation of the site's archaeological resources, which include a Luiseno Native American Village site and pictographs. The resources on the site have been jeopardized by virtue of unauthorized off-road vehicle use and vandalism, but will be managed upon implementation of the project in conjunction with the project's golf course and/or open space areas.

16. While adverse impacts associated with implementation of the specific plan relative to biological resources have been documented, there are also benefits associated with the project. Through design and mitigation, the positive effects of the project are:

    a. Permanent open space within Cole Creek and adjacent riparian areas will continue to provide a movement corridor between the Santa Rosa Plateau Ecological Reserve and Murrieta Creek for large mammals and other animal species.

    b. Cole Creek and other areas escarpment areas adjacent to the reserve will be designated as permanent open space. Cole Creek will be protected from further human disturbance by monitoring by the golf course operator. Currently, the creek area is subject to off-road activity, hunting, shooting and illegal dumping of solid waste.

    c. Mitigation has been provided to ensure that human-tolerant animal species and non-native and/or intrusive plants species which compete with native wildlife and flora are eradicated or reduced in numbers within the Cole Creek corridor to protect the ecological preserve function of the Santa Rosa Plateau area.

    d. Mitigation for impacts to wetlands on the project site will result in a net increase of riparian/wetlands habitat by 2.8 acres. This habitat will be

located adjacent to, or linked with, the existing preserved habitat in Cole Creek.

e. Oak woodlands to be preserved adjacent to the golf course will be buffered from wildfire, thus providing long-term protection for the trees against destructive wildfires brought about by extreme fuel load build up in adjacent chaparral.

f. The specific plan will use native plant materials in landscaping and buffer areas to blend development and the golf course with preserved habitat.

g. Over 97 percent of the existing oak trees in the project site will be preserved. The 17 trees to be removed will be replaced at a 10:1 ratio thus, when accounting for sapling survival, ensuring at a minimum, no net loss of oak trees.

17. The project provides for an on-site school site to accommodate the elementary school students generated by the replacement Copper Canyon project and surrounding developments.

SECTION 3 - POTENTIAL ENVIRONMENTAL EFFECTS WHICH ARE NOT SIGNIFICANT OR WHICH HAVE BEEN MITIGATED TO A LEVEL OF INSIGNIFICANCE

The twenty-two (22) non-significant or fully-mitigated areas of potential impact discussed by the CEQA Documentation and the mitigation measures (where applicable) which reduce their effect below a level of by Public Resources Code Section 21081 are set forth below in this Section 3 of the Findings. The mitigation measures referred to below are contained within the monitoring program which is attached to these Findings.

Geology and Seismicity

Potential Impact: Due to the proximity of the Elsinore fault zone, the intensity of ground shaking that could be expected at the site is relatively higher than the general Southern California area. It is likely that at any given specific point along the fault trace, an 7.5 magnitude event could be expected to produce median peak bedrock ground acceleration of 0.70g. The overall liquefaction potential is considered moderate only in the portions of the project site with alluvial and colluvial soils. Finally, the potential for landslides exists from a seismic event.

- All structures for human occupancy proposed within the specific plan shall meet standards of the most recently adopted Uniform Building Code and seismic design parameters of the Structural Engineers Association of California. Proof of compliance shall be submitted to the City concurrently with building permit applications.

- Artificial fill, alluvium and colluvium located on the site shall be removed to an approximate depth ranging from 1 to 22 feet, conditioned and recompacted to alleviate settlement hazard.

- Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope. A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits.

- A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans. Recommendations would include design specifications per the Structural Engineers Association of America relative to ground shaking, excavation, recompaction and structural reinforcement methods.

  These mitigation measures will reduce the impacts of the project related to geology and seismicity to a level of insignificance.

Slopes and Erosion

Potential Impact: The Geotechnical Feasibility Studies indicate that the development of the replacement Copper Canyon Specific Plan is feasible from a geotechnical viewpoint provided that the recommendations listed in the geotechnical studies included as Draft EIR Technical Appendix C of the Copper Canyon EIR and specific recommendations of detailed geologic studies performed on-site are implemented.

Development of the replacement Copper Canyon Specific Plan will result in grading of areas which exceed 25 percent in slope, thereby having the potential for soil erosion. A total of 41.8 acres of area with slopes of 25 percent or

greater would be graded, representing 37.8 percent of such areas on the site. Grading operations are expected to be balanced on the site.

Findings: The impacts of the project related to slopes and erosion will be reduced to an insignificant level by the following mitigation measures:

- The following measures are designed to mitigate impacts in all planning areas. Many of these measures are standards which must be implemented under any circumstance. They are provided to provide a context for additional site specific measures.

  a. Manufactured slopes will not exceed a ratio of 2:1 and shall be hydroseeded with native, drought tolerant plants and shall be irrigated immediately following grading and until plants are fully established with temporary irrigation systems based on site specific recommendations by a City approved restoration biologist and/or a certified landscape architect.

  b. Grading operations occurring during rainy weather shall use approved erosion control measures including, but not limited to, sandbagging to stabilize slopes and construct temporary desiltation basins to limit sediment deposition in drainage courses. Said erosion control measures shall be approved by the City Engineering Department and continually monitored by the City or its consultant throughout the rainy season.

  c. The Storm Water Pollution Prevention Plan (SWPPP) as required under federal NPDES regulations shall be submitted to the City Engineer concurrently with grading permit application.

- The following additional measures are designed to mitigate impacts in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 17 which are outside of the Hillside Overlay Zone.

  a. The above listed Planning Areas will be mass graded for building pad preparation. Vegetation removal shall be limited to preserve or replace all existing oak trees within these planning areas to maintain soil stability.

     These planning areas shall be daylight cut (grading down to an existing natural elevation control to minimize fill) where feasible, in areas adjoining major slopes, canyon edges and ridge lines to minimize excessive fill areas and slope disturbance.

b. Slopes in excess of 10 feet in vertical height shall be treated with a native, drought-tolerant hydroseed mix within one week of grading completion.

c. Graded pad areas not under construction by October 15 shall be covered with erosion control sheeting or treated with a native, drought-tolerant hydroseed mix.

- The following measures are designed to mitigate impacts in Planning Areas 1, 2, 16 and 18 which are subject to the Hillside Development Ordinance.

  a. CC&Rs shall state that erosion shall be strictly controlled on all hillside lots through the use of drainage devices or landscape cover. Furthermore, CC&Rs shall stipulate that irrigation on, or potentially affecting steep slopes, be strictly controlled and diverted away from areas of natural vegetation.

  b. Grading shall be monitored on a daily basis between October 15 and April 15 within Planning Areas 1, 2, 16 and 18 to limit the exposure of sensitive slopes to grading and minimize erosion hazard due to rain storms. The monitor shall be empowered to halt grading, initiate grading closure, and formulate emergency erosion control measures during periods of severe winter storms as defined by the National Weather Service designation of a "severe winter storm warning."

  c. Subsequent review by the City Planning staff of grading plans, subdivision maps and site plans for Planning Areas 1, 2, 16, and 18 shall ensure continued consistency with the Hillside Development Ordinance.

- The following measures apply to all planning areas.

  a. Irrigation of all slope areas shall not be at a level or location that disrupts or harms existing oak trees. All irrigation plans shall be prepared by a licensed landscape architect and reviewed by a qualified biologist or arborist. All irrigation systems to be placed in non-private landscaped areas shall be equipped with potentiometers which will override automatic sprinkler schedules in periods of adequate or saturated soil moisture conditions.

  b. Detention/water quality basins within or adjacent to on-site drainage courses shall be operational prior to issuance of grading

permits and remain permanently functional after specific plan build-out to prevent additional scouring and erosion from increased storm flows due to increased impervious surfaces in accordance with City of Murrieta and Riverside County Flood Control Department approved plans.

c. Cut slope areas shall be blended into the natural slope by matching slope angle, if the existing slope is less than or equal to two (2) to one (1). Native vegetation shall be utilized to contribute to the blending of manufactured slopes and undisturbed natural slopes.

d. The drainage plan for the proposed project and implementing subdivisions/site plans shall be reviewed by the City Engineer to ensure long term erosion and sedimentation impacts are minimized to the greatest extent feasible. Manufactured slope areas and natural and enhanced open space areas where storm drain outlets occur shall be properly designed and fitted with velocity reduction devices and constructed with erosion protection materials.

- Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope.

- A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits.

- A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans.

These mitigation measures will reduce the impacts of the project related to slopes and erosion to a level of insignificance.

Flooding

Potential Impact: The replacement Copper Canyon Specific Plan will alter natural on-site drainage courses and will increase the amount of runoff generated on-site. Development of a golf course adjoining Cole Canyon Creek will result in changes in the existing flowpath and alterations in storm runoff volumes, peak flows, and velocities. Surface runoff and peak flow rates potentially will increase due to the increase in impervious surfaces associated with road, residential and commercial development.

The proposed drainage system involves street conveyance, pipe conveyance, natural drainage course areas, and system of detention ponds. In the locations where streets cross the natural drainage courses, culverts are proposed to accommodate the natural drainage flow. The drainage system has been designed to allow for the conveyance of 100 year storm flows from off-site upstream tributary areas through and out of the project areas.

The quantity of drainage flows from developed areas on-site will increase surface flows as compared to the existing conditions on-site. This increased flow will be accommodated by the provision of retention basins located and integrated within the proposed on-site open space areas, and golf course, thus resulting in no net increase in flows from the project into the existing watercourse and downstream of the site.

Findings: The impacts of the project related to flooding will be reduced to an insignificant level by the following mitigation measures:

- The Copper Canyon Drainage Concept Plan proposes flood hazard and drainage mitigation through on-site detention of storm flows in accordance with the directives of the City of Murrieta and the Riverside County Flood Control and Water Conservation District (RCFCWCD). Design details for the detention basins have been identified through specific engineering analysis, as part of a preliminary hydrology study.

The final hydrology study shall make appropriate provisions based upon final grading plans and subdivision maps to ensure that no net increase in runoff to downstream areas results. The study shall also provide for fair share participation by the project developer in any downstream, off-site system which are necessary and which the project contributes to. All required measures and improvements shall be in place prior to the issuance of building permits. The study shall conform to the following performance standards:

- All flows shall be conveyed in reinforced concrete pipes or natural creeks.

  - The storm drains shall be sized assuming full flow for 90 percent of the friction slope, which would result in minor losses. The friction slope shall be the ground slope.

  - 10-year design flow rates shall be used in sizing the proposed facilities.

  - Hydrograph generated 100-year design flow rates shall be used in sizing facilities with greater than 300 acre tributary areas.

  - The drainage systems shall be laid out so as not to divert any drainage from natural drainage courses and be contained within roadways (if any) as much as possible.

  - RCFCWCD requires that the 10-year flow rates be contained below street curb lines or conveyed in storm drain pipelines. As standard construction practice, building pad elevations in the vicinity of drainage courses are normally placed at least one foot above the 100-year base flood elevation. However, because of the likelihood of unexpected flooding, building pads shall be placed at least two feet above the 100-year base flood elevation along site drainage courses to provide protection from unconfined regional overflows.

  - Drainage facilities proposed within Planning Area 1, 2, 16 and 18 shall conform to directives of the HDO as specified in the following standards:

    Drainage courses to be retained in a natural state shall not be graded. Drainage course crossings and drainage course areas requiring side-slope protection shall use natural erosion control materials where feasible or treated with naturalizing landscape treatments such as the use of native rock, colorized concrete and native plant materials.

    Drainage control structures shall be placed in less visible locations. Drainage swales shall be located diagonally or curvilinear across the slope face and treated as specified above relative to erosion control materials.

Minimize cross lot drainage unless it is required to minimize the amount of necessary grading.

- Maintenance of the project drainage facilities is essential to the long-term viability of mitigation measures discussed above. Drainage facilities shall be maintained by a combination of entities. Storm drain systems within public rights-of-way will be maintained by RCFCWCD, the City's Community Service District or the City of Murrieta. The five detention basins will be maintained by the golf course operator. Other minor systems outside of public rights-of-way will be maintained by Community Services District.

  These mitigation measures will reduce the impacts of the project related to flooding to a level of insignificance.

Water Quality

Potential Impact: Project development also will alter the quality of storm runoff generated from the developed site. It is anticipated that project runoff will contain minor amounts of pollutants typical of urban use and a golf course operation, including oil and rubber residues, fertilizer and pesticides, detergents, hydrocarbon particles, and other urban-related debris. In addition, during project construction, soil loss through erosion of exposed soils may occur.

The detention basins/water quality wetlands proposed as part of the project will necessitate maintenance and the periodic removal of sediments, and transportation of such sediments to a landfill.

Requirements in the 1987 Clean Water Quality Act for NPDES permits necessitate design practices which ensure optimum water quality from runoff. These permits require that specific Best Management Practices (BMP's) be implemented at the time of construction.

Findings: The impacts of the project related to water quality will be reduced to an insignificant level by the following mitigation measures:

- Prior to the issuance of grading permits for the project, the applicant shall provide documentation to the City of Murrieta, indicating that all requirements of the CRWQCB have been met and the appropriate NPDES permits have been secured.

- The water quality management plan shall include the following specific Residential Source Control BMP'S:

- Public Education

  All catchment basins and drainage outlets shall be marked with a sign or stenciled with a warning advising residents not to dump wastes into the drainage system and shall be designed in accordance with the Murrieta Grading Manual. The project developer shall provide an information package to residents which details proper handling, storage and disposal of household hazardous materials. An example information package shall be submitted to the City concurrently with the submittal application for occupancy permits.

- Litter and Refuse Pick-up

  The CSD or a volunteer group (e.g. The Boy Scouts) shall periodically remove litter and refuse from streets, gutters and small scale drainage facilities.

- Hazardous and Non-Hazardous Waste Disposal

  Project residents shall be required to contract with a refuse hauling company to remove household garbage. Area within the parking lot of the proposed commercial site shall be set aside for use as a periodic household hazardous materials collection area.

- Street Sweeping

  A street sweeping program shall be initiated by the CSD at a minimum frequency of once every month during the months of October, November and December.

- Storm Drain Maintenance

  The storm drain system shall be periodically maintained by the appropriate entity to remove silt and other materials from catchment basins, pipes and culverts. Flush water shall be routed to the water quality wetlands for treatment.

○ The golf course irrigation system shall, to the greatest extent feasible, limit runoff into the drainage courses.

The application of fertilizers, herbicides and pesticides shall occur only in accordance with manufacturer specifications relative to application concentration, timing, temperature and wind conditions.

- Sediments and other materials located within the water quality wetlands will be subject to periodic removal and disposal to a certified landfill. Prior to removal, sediments shall be tested to ensure that any toxic materials do not exceed limits associated with local land fills. In the event that the sediments do exceed these standards, the removed sediments shall be disposed of in a land fill suitable to receive hazardous materials.

- Increases in waste water production and revisions to waste water discharges at treatment facilities shall conform to all RWQCB permit conditions.

These mitigation measures will reduce the impacts of the project related to water quality to a level of insignificance.

Socio-Economics

Potential Impact: Based upon a single family housing generation factor of 2.85 persons per dwelling unit (as applied to a maximum of 916 dwelling units), the replacement Copper Canyon Specific Plan is projected to generate a total of 2,616 new residents.

The project would create a demand for 164 new jobs in the region, but would provide a total of 538 permanent on-site jobs, thereby improving the local imbalance of jobs and housing.

Findings: The Planning Commission finds that the increase in population from project implementation and subsequent increased demand for public facilities and services are offset by a net increase in fiscal revenues to the City, and that this increase is consistent with the General Plan and related projections. The socioeconomic impact of the project is not considered significant and no mitigation measures are required.

Energy Resources

Potential Impact: Development of the proposed project will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooling, refrigeration and air conditioning, operation of construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project.

On-site electrical demand for the replacement Copper Canyon Specific Plan is estimated at worst case 9,141.79 megawatt hours per year. The on-site

natural gas consumption for the replacement Copper Canyon Specific Plan is estimated to be 99,712,525 cubic feet (c.f.) per year.

The replacement Copper Canyon Specific Plan is anticipated to generate an estimated worse case total of 20,600 vehicle trips per day, of which 18,540 trips are external to the project. These vehicle trips will place additional demand on petroleum supply by 11,735 gallons consumed per day.

Findings: The impacts of the project related to energy resource will be reduced to an insignificant level by the following mitigation measures:

- The following site planning measures to maximize energy-efficiency shall be included where appropriate in site specific developments in the study area:

  a. Lots should be orientated to facilitate southern and northern exposures.

  b. Setbacks and height restrictions should facilitate solar access for all development types.

  c. Location of buildings to facilitate natural ventilation and cooling.

- Measures shall be incorporated into the design of individual buildings, where appropriate, which will reduce the consumption of energy and the utilization of alternative energy sources, including the following:

  a. Use of fluorescent lighting rather than less efficient lighting.

  b. Installation of attic fans or other ventilation devices.

  c. Use of tinted or solar reflective glass on appropriate exposures.

  d. Use of heat-reflecting glass and drapery on all office window glass to reduce cooling loads where architectural restrictions permit.

e. Use of active and/or passive solar energy systems for heating and cooling.

f. Use of windowless walls for southern and western exposures.

g. Use of air conditioning which will have a one hundred percent (100%) outdoor air economizer cycle to obtain free cooling during cool and dry outdoor climatic periods.

h. Use of individual meters versus multiple meters to encourage conservation of energy.

l. Lighting switches and multi-switch provisions for control by occupants and building personnel to permit optimum energy use.

j. Solid state control console linked to a control system. to perform energy conservation functions such as automatic temperature reset, start/stop time programming of motor equipment, data logging of energy consumption and maintenance and service scheduling.

k. Public area lighting, both interior and exterior, should be time controlled and limited to that necessary for the safety of persons and property.

These mitigation measures will reduce the impacts of the project related to energy resources to a level of insignificance.

Visual Resources/Light and Glare

Potential Impact: Project implementation will permanently alter the nature and appearance of the site, from the current open space, rural condition to the urbanized uses proposed by the replacement Copper Canyon Specific Plan. Development of the project will result in creation of views of a developed residential community from surrounding roadways and areas. Introduction of a golf course into the Cole Canyon Creek Corridor will modify this site element, which is currently natural in appearance, by adding the manicured and lush vegetation associated with a golf course. The site's primary visual resources, the Clinton

Keith Escarpment, stands of mature oak trees and Cole Canyon will be largely preserved in their current condition.

The project also has the potential to impact the Palomar Observatory if excessive levels of illumination result, and for the production of glare from architectural materials employed.

Findings: The impacts of the project related to visual resources/light and glare will be reduced to an insignificant level by the following mitigation measures.

- A mitigation plan has been prepared (see the Wetlands Mitigation Area, Exhibit II-31 of the Copper Canyon Draft EIR) along with the appropriate 404/1601 permit applications which have been submitted to the respective agencies. The plan calls for the creation of 5.6 acres of wetlands to replace the 2.8 acre of wetlands removed by development. The wetlands will consist of 5 ponds within the golf course and will also be used to reduce water quality impacts from urban runoff.

- Eliminate the use of gold or silver reflective glass in the design and construction of the proposed commercial use.

- Comply with Riverside County Ordinance 655, Mount Palomar Special Lighting Zone.

- Prior to approval of a tentative subdivision map, the project proponent shall demonstrate compliance with the Hillside Development Ordinance (HDO) to the satisfaction of the City of Murrieta. As part of the HDO submittal, and to help satisfy environmental review requirements for the tentative subdivision map, the project proponent shall provide photographic and/or computer generated exhibits (three-dimensional development simulation models) which effectively demonstrate the degree of visual alteration that would occur as a result of grading and development proposed in Planning Area 1.

These mitigation measures will reduce the impacts of the project related to visual resources/light and glare to a level of insignificance.

Cultural Resources

Potential Impact: A series of archaeological sites exist on the site, at the mouth of and within Cole Canyon, representing a late Luiseño Village dating back to European contact times. The project and its related grading operations have the potential to disturb and destroy resources present, due to construction associated with homes, roadways and the golf course.

Resources present on the site have also been impacted in recent years due to unauthorized use of the property and off-road vehicles.

Findings: The impacts of the project related to cultural resources will be reduced to an insignificant level by the following mitigation measures:

- CA-RIV-1139 - This site shall be avoided to the greatest extent feasible. The core area of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet, or by fencing off the area. If fencing is used, the core area of the site shall be secured at all times. No recreational trails shall be allowed within the core area of this site. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection (Phase III) to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. A qualified archaeologist, approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.

- CA-RIV-1139a - The site shall be avoided to the greatest extent feasible. The core of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet. No recreational trails shall be allowed within the core area of CA-RIV-1139a. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation

of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of forty to fifty controlled, 1X2 meter excavation units as well as mapping and surface collection of the impact area. A qualified archaeologist approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.

- CA-RIV-1283 - The site shall be avoided to the greatest extent feasible. The site shall be avoided and preserved through project design which includes a proposed park in the area. Capping with sterile, imported soil to a depth of one to two feet is recommended. Areas of the site which cannot feasibly be avoided shall be the subject of archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.

- CA-RIV-2815 - This site shall be avoided to the greatest extent feasible. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection in areas to be impacted by grading and development of the 14th hole. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist and Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with grading and/or development activities within 200 feet of the site area.

- For all mitigation activities associated with sites CA-RIV- 1 139, CA-RIV- 1 139a, CA-RIV-1283 and CA-RIV-2815, a research design document prepared by a qualified archaeological consultant shall be required prior to excavating. This research design shall be prepared in accordance with CEQA and shall outline: 1) the requirements for preservation or mitigation of all significant resources; 2) a plan for addressing the potential for human remains recovered during mitigation procedures; 3) negotiations for a curation agreement with an appropriate local facility for the repository of all cultural materials such that they may be accessed by future researchers; and 4) outline the significant research questions to be addressed through excavation activities at the site(s), as well as through archival and ethnographic research. The research design will be submitted for a voluntary peer review solicited of an archaeologist registered with the County of Riverside. The project proponent shall be required to pay all cultural resource recovery costs.

- Archaeological monitoring shall occur for any earth moving activity within 200 feet of CA-RIV-1139, -1139a,. -1279, -1283, -2808, -2809, -2810, -2811, -2812, 2813, -2814 and -2815. The monitoring program shall be conducted by a qualified archaeologist and a Native American observer, who shall be present during all surface disturbance activity. In the event that cultural resources are discovered during these activities, the project archaeologist shall have the power to halt or redirect excavation equipment in order to evaluate the cultural deposit. AR potential cultural findings shall be evaluated in accordance with standard practice and applicable regulations. Work shall be halted until such time as the archaeologist has evaluated the find and made recommendations for further mitigation of the resource, if any. Upon completion of the monitoring program, a final report shall be prepared documenting the results of the monitoring.

- A pregrading conference shall be held with the project archaeologist and the project proponent's contractors, to clarify monitoring specifications.

- The project site shall be monitored by a qualified archaeologist and Native American observer on a quarterly basis until the project site is fully developed. A quarterly report, to be prepared

with property owner funding, on the condition of the cultural resource sites, the protective measures that are in place and any remedial measures necessary, shall be prepared and submitted to the City Planning Department. The monitoring provision shall be indicated on all property title documents with full disclosure of the cultural resources located on the property and the owner's responsibility in preserving the cultural resources on the project site.

- To the extent feasible, the local Native American community, represented by the Pechanga Reservation of Luiseno Indians, shall have reasonable access to the site areas that are recognized as important to their community, such as the area identified as containing burial, or sacred, ceremonial areas. The people of Pechanga shall be given reasonable access to all information pertaining to the sites, and shall be consulted regarding all future developments within Cole Canyon and shall be asked to participate as monitors during any archaeological excavations or monitoring programs conducted at the sites.

- The village complex of 'Avaa'ax is listed in the Murrieta General Plan as an important historical resource within the City; City policy regarding significant cultural resources includes measures that should apply in mitigating the sites in Cole Canyon. The following mitigation is consistent with the policy direction in the Conservation and Open Space Element of the Murrieta General Plan.

  The project archaeologist, in coordination with the project proponent and the City of Murrieta, shall pursue the nomination of the Cole Canyon Village complex to the California Register of Historic Resources and/or the National Register of Historic Places as part of the final mitigation program for cultural resources.

  Preserve and protect the Cole Canyon Village complex as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed, and by locating and curating the artifacts collected at an appropriate regional facility or a museum within the City.

- In the event that cultural materials are discovered during any earth moving or disturbance activities, the project proponent's contractors shall cease or redirect all earth removal or disturbance activities immediately and notify the project archaeologist and the City Planning Department. This halt work condition shall be in effect until such time as the archaeologist has evaluated the find and made recommendations to the project proponent regarding further mitigation of the deposit, if any.

- In the event of discovery of human remains during construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie human remains until the City Planning Department and the Riverside County Coroner have been contacted and:

  (1) the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required, and

  (2) if the remains are of Native American origin, (a) the Native American Heritage Commission is contacted within 24 hours of the discovery, and (b) the most-likely descendants from the deceased Native Americans have made a recommendation to the landowner, or the project proponent, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided for in Public Resources Code Section 5097.98.

  (3) during grubbing, clearing and grading at the site there shall be tribal monitors in place to insure that ancestral remains are protected and dealt with in a dignified manner if any are uncovered.

These mitigation measures will reduce impacts of the project related to cultural resources to a level of insignificance.

Paleontological Resources

Potential Impact: The paleontological sensitivity of some of the geological formations on-site is high and numerous paleontological

findings have been discovered in the past in similar formations in Murrieta.

Invertebrate fossils have previously recovered from the Bedford Canyon Formation in the project region. Additionally, the site is located in an area which may have been a north-south route for the exchange of animals between North and South America.

Findings: The impacts of the project related to paleontological resources will be reduced to an insignificant level by the following mitigation measures:

- The applicant shall retain a qualified paleontologist to develop a plan to mitigate impacts to paleontologic resources which shall include the following:

  a. Monitoring of grading, trenching and excavation in Planning Areas 3, 4, 5, 6, 7, 8, 10, 12 and 18 which are underlain with geologic units identified as likely to contain paleontologic resources (Bedford Canyon Formation and Pauba Formation) by a qualified paleontologic monitor. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil mammals. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.

  b. Preparation of recovered specimens to a point of identification, including washing of sediments to recover small vertebrates.

  c. Identification and curation of specimens into a museum repository with retrievable storage.

  d. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency, signifies completion of the plan to mitigate impacts to Paleontologic Resources.

e. Because of the small nature of some fossils present in these rock units, matrix samples should be collected for processing through fine mesh screens.

f. Provisions for preparation and curation shall be made before fossils are donated to their final repository.

g. All fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the San Bernardino County Museum.

These mitigation measures will reduce impacts of the project related to paleontological resources to a level of insignificance.

Circulation

Potential Impact: Development of this project will be accommodated by the planned circulation system as illustrated in CEQA Documentation.

The project will generate at worst case approximately 20,600 total Average Daily Trips (ADT) per day with 2,060 ADT which are internal to the project such as trips to the on-site commercial area and school. Externally to the project, therefore, a total ADT of 18,540 will be generated.

Without mitigation, traffic associated with the project has the potential to contribute to local and regional traffic in a manner and quantity which results in unacceptable PM Peak Hour Levels of Service (LOS) at intersections in the vicinity, specifically at the following points:

- Clinton Keith Road/Palomar Street (Washington Avenue)
- Clinton Keith Road/I-15 Northbound On-Ramps
- Clinton Keith Road/I-15 Northbound Off-Ramps

The project will be required to complete the on-site roadway system and to contribute on a fair-share basis to improving the roadway links and intersections which are impacted by the project.

Findings: The impacts of the project related to circulation will be reduced to an insignificant level by the following mitigation measures:

- Project roadways shall be aligned and sized as illustrated on Exhibit II-49 of the Copper Canyon Draft EIR.

- Construct Clinton Keith Road adjacent to the project site to its ultimate half-width section as an arterial highway with a right-of-way of 100 feet in conjunction with on-site development.

- Construct Calle Del Oso Oro within the project site to its ultimate full cross-section as a secondary highway with an 88 foot right-of-way in conjunction with on-site development. If adjacent development does not concurrently complete Calle Del Oso Oro to Washington Avenue, a 34 foot minimum width paved section shall be constructed.

- Traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project and other development.

- Sight distance at each intersection shall be reviewed with respect to standard Caltrans/County of Riverside/City of Murrieta sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

- Prior to tract map approval, the project proponent shall include its fair share of mitigation of the project's 2005 traffic impacts as identified by the City traffic model run. The year 2005 traffic run will be required to coordinate the project's traffic impacts with cumulative impacts within the City which will be run for that year for consistency relative to level of impacts. A fee program may be established within the study area to provide for the improvement of key roadway links and interchange facilities.

  It is anticipated that lane improvements to the following intersections would be necessary as follows:

  - 1-15 northbound ramps at Clinton Keith Road: Add eastbound left turn lane.

  - I-15 southbound ramps at Clinton Keith Road: Add southbound right turn lane, add eastbound right turn lane, add westbound left turn lane.

- Washington Avenue at Clinton Keith Road: add northbound left turn lane, add southbound left turn lane, add eastbound left turn lane, add eastbound through lane, add westbound left turn lane, add westbound through lane.
- Grand Avenue at Clinton Keith Road: add eastbound left turn lane, add west bound left turn lane.
- Calle Del Oso Oro at Clinton Keith Road: add westbound left turn lane.

○ Participate in the phased construction of off-site traffic signals through payment of established fees. The traffic signals required within the study area at build out should specifically include an interconnect of the signals to function in a coordinated, timed system. It is expected that traffic signals will be required at the following intersections:

- 1-15 northbound and southbound ramps from Clinton Keith Road.
- Washington Avenue and Clinton Keith Road
- Grand Avenue at Clinton Keith Road
- Club View Drive at Clinton Keith Road Calle Del Oso Oro at Clinton Keith Road

○ Development monitoring shall be enforced throughout the study area by the City of Murrieta as follows:

Traffic impact study reports shall be provided with submittal of each tentative tract map or plot plan as required by the City of Murrieta. In addition, the Riverside County Congestion Management Plan (Camp) requires preparation of a Traffic Impact Analysis (M) for development proposals which meet the Camp threshold of 200 peak hour trips on the Camp system of highways as determined by local agency staff. The required format for each traffic impact study report will be determined by the City of Murrieta. The City shall determine whether the subsequent tract map or site plan requires Camp analysis and shall apply the

appropriate Camp format for the TIA. The format of the TIA shall be prepared to address both Camp guidelines and City concerns as outlined in a preliminary meeting with all affected agencies in accordance with Camp TIA guidelines. If an impacted intersection is estimated to exceed City service level standards as provided by the General Plan, then appropriate link and intersection improvements shall be required to be presented for City staff review. A deficiency plan shall also be prepared for any Camp covered facilities operating at a deficient level of service as delineated in the Camp. AU Camp facilities shall operate at a Level of Service of "E".

The improvements needed to maintain the City General Plan service level standards shall be in place prior to occupancy of the relevant development phase. Improvements which are included in an adopted fee program will be provided by a fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvement directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation.

These mitigation measures will reduce the impacts of the project related to circulation to a level of insignificance.

Water and Sewer

Potential Impact: The project is located with the sphere of influence of the Rancho California Water District (RCWD). RCWD obtains most of its water from Eastern Municipal Water District, which in-turn derives its supplies from Metropolitan Water District and local wells.

The total estimated average daily water demand for the project is 654,600 gallons per day (MGD). The total maximum daily demand for the project is 1.6 MGD.

Water storage facilities exist in a location and quantity suitable to serve the project, at the Bear Creek Reservoir located westerly of the site at elevation 1,500 feet above sea-level (asl). Proposed development areas in Copper Canyon range in elevation between 1,160 and 1,480 asl. The only portion of the project which will necessitate additional storage improvements is Planning Area 1, which can be served via a pneumatic pump system.

Sewer service will also be provided to the project by RCWD, which maintains treatment facilities at a site just east of Copper Canyon and at the southwest comer of Adams and Fig Street, thereby possessing adequate capacity to serve the project.

Wastewater flows for the study area were calculated based on standard public works engineering criteria. Using an average annual flow factor of 100 gallons per person per day per 2.5 persons per dwelling unit (GPD/DU) for residential land use, the total average daily flow is estimated to be 294,236 gpd. The total peak hourly flow is based on a pealdng factor of 2.7. The estimated peak flow for the project site is 795,113 gpd.

The proposed on-site wastewater collection system consists entirely of gravity sewers. Regional hook-up of the on-site system will be achieved as shown on Exhibit II-18 of the Copper Canyon draft EIR.

Findings: The impacts of the project related to water and sewer will be reduced to an insignificant level by the following mitigation measures:

- On- and off-site water facilities shall be installed and funded consistent with the existing Owners Participation Agreement (OPA), Assessment District Number 2 and the project proponent.

  Development of the proposed project will require the installation of the water system as described in the preceding section. Development of this system shall be the responsibility of the project proponent and shall adhere to the respective purveyor's standards, requirements as well as City General Plan policies and fees (potentially including annexation and hook-up fees).

  With direction from the City of Murrieta the project proponent shall, as necessary, coordinate activities with other development

projects in the vicinity to establish funding sources for regional facilities and to develop a functional and economically viable water delivery and storage system.

- The following landscape-water conservation techniques shall be employed:

  a. Landscape with low water-using plants (now required under AB 325).

  b. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.

  c. Group plants of similar water use to reduce over-irrigation of low-waterusing plants.

  d. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

  e. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

  f. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their preservation saves water needed to establish replacement vegetation.

  g. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

  h. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.

  i. Grade slopes so that runoff of surface water is minimized.

j. Use reclaimed waste water, stored rainwater, or grey water for irrigation of the golf course.

k. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.

l. Preserve Cole Creek and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.

m. To aid in ground water recharge, preserve flood plains such as Cole Creek and aquifer recharge areas as open space.

- On- and off-site sewer collection facilities shall be installed and funded in accordance with the OPA and the requirements of RCWD. The replacement Copper Canyon project through this process, will be required to participate in funding its fair share of sewer facilities as a condition of approval of the Specific Plan.

  The project will require the development of a sewage collection system subject to the approval of the service purveying entities as described in the previous section. The development of this system shall adhere to the respective purveyor's standards, requirements as well as General Plan standards and fees (potentially including annexation and hook-up fees).

  With direction from the City of Murrieta the project proponent, as necessary, shall coordinate activities with other development projects in the vicinity to establish funding sources for regional facilities and to develop a functional sewer collection system for the vicinity.

- The conservation measures identified under the discussion on water shall be incorporated into the design of the project to reduce effluent flow.

- Proper facilities for the disposal of sludge and necessary treatment facility expansion and NPDES permit revisions through the Regional Water Quality Control Board shall be ensured through water and sewer hook-up fees.

These mitigation measures will reduce the impacts of the project related to water and sewer to a level of insignificance.

Fire Protection

Potential Impact: The maximum project build-out of 916 dwelling units as well as proposed commercial development will produce a secondary long term adverse impact on the ability of the Murrieta Fire Protection District (MFPD) to provide fire protection services.

The project has already contributed to the construction of the Bear Creek Fire Station which adjoins the site through an existing Owner's Participation Agreement (OPA).

Findings: The impacts of the project related to fire protection will be reduced to an insignificant level by the following mitigation measures:

- The project has contributed to the funding of the Bear Creek Fire Station, which has already been built, under the previously approved Joaquin Ranch Specific Plan. Fire mitigation fees in the amount of $400 per dwelling unit or adopted fees at the time a subdivision is approved will be offset against the funds already collected and used.

- The circulation system and boundary access points within the proposed project have been designed to provide access for all fire fighting apparatus and personnel to all planning areas.

- Fuel modification buffers, which are landscaping treatments to reduce the spread of fire, shall be implemented as designed for the specific plan, subject to final City and MFPD review.

- Commitment letters from the County Fire Department and/or Murrieta Fire Protection District and the water purveyor shall be provided and shall address their ability to provide needed water storage, distribution and fire flow for the project site.

- All structures constructed within this development shall conform to City of Murrieta Codes and Ordinances and General Plan policies.

- Fire Sprinklers shall be included in units immediately adjacent to open space areas and/or as required by the Murrieta Fire Protection District.

- The design of the dwelling units shall incorporate smoke alarms, fire resistant materials, etc., as required.

These mitigation measures will reduce the impacts of the project related to fire protection to a level of insignificance.

Police Protection

Potential Impact: The replacement Copper Canyon project will result in an increase in the area's population. As a result of population increase, it is anticipated that criminal activity such as burglaries, thefts, assaults, vandalism, etc., will increase incrementally. As the population and use of an area increases, additional financing of equipment and manpower needs will be required to meet this increased demand. The replacement Copper Canyon Specific Plan would require approximately five (5) police officers to provide adequate law enforcement protection.

Findings: The impacts of the project related to police protection will be reduced to an insignificant level by the following mitigation measures:

- Fencing treatments shall be placed along the property boundary to secure access along the property perimeter.

- A neighborhood watch program shall be enacted through the property owners association or similar group throughout the specific plan area to further discourage illegal activities.

- The Murrieta Police Department shall routinely review commercial and residential development plans in order to ensure the inclusion of proper security design measures.

These mitigation measures will reduce the impacts of the project related to police protection to a level of insignificance.

Schools

Potential Impact: Build-out of the replacement Copper Canyon Specific Plan will cause an increased need for school facilities within the Murrieta Unified School District (MUSD). Utilizing student generation rates as given by the MUSD, full build-out of a maximum of 916 dwelling units within the replacement specific plan will generate at worst case 544 students for grades K through fifth, 144 students for grades seventh through eighth and 175 students for grades ninth through twelfth. The proposed project will add at worst case 544 elementary school students to the District which will have to be provided with facilities on site. The middle school students would need to be accommodated at the planned Thompson Middle School, and the high school students would attend Murrieta High School.

In summary, the ultimate build-out of the replacement Copper Canyon Specific Plan will, without proper mitigation, cause a significant impact on the ability of the MUSD to provide educational facilities. However, an impact mitigation agreement has been executed with MUSD to address and mitigate these impacts.

Findings: The impacts of the project related to schools will be reduced to an insignificant level by the following mitigation measures:

- The project proponent shall pay school impact fees consistent with the provisions of the existing agreement. A 12.7 acre elementary school/joint use park site has been provided within the project site. The school is scheduled for construction during the first phase of development and will be funded by the Murrieta Unified High School District through per unit fees paid by the project and/or other methods as identified in the above mentioned agreement.

These mitigation measures will reduce the impacts of the project related to schools to a level of insignificance.

<u>Parks and Recreation</u>

Potential Impact: Based upon standards delineated in the Murrieta General Plan, five acres of active park land per 1,000 persons would be required to adequately serve the proposed project. Basing the specific plan population on the standard of 2.85 persons per household, the project, at a maximum of 916 units would have a population of 2,616. This population would therefore require 13.1 acres of active park land. The proposed project is providing 23.1 acres of park under the Golf Course Alternative and 24.4

acres under the Mitigation Bank Alternative, a maximum of 120.8 acres of open space under the Golf Course Alternative and 272.1 acres under the Mitigation Bank Alternative and, under the Golf Course Alternative, a 167.3 acre championship golf course.

Findings: The impacts of the project related to parks and recreation will be reduced to an insignificant level by the following mitigation measures:

- The project proponent shall dedicate and develop up to 13.1 acres of active park area within the project site or pay prevailing park fees. Proof of compliance with City standards shall be submitted concurrently with the first subdivision map.

These mitigation measures will reduce the impacts of the project related to parks and recreation to a level of insignificance.

Utilities

Potential Impact: Project development will result in an increased demand for electrical and natural gas services. The Southern California Edison Company, the Southern California Gas Company, and the General Telephone Company will provide their respective services to the Copper Canyon Specific Plan project site in accordance with the policies and rules for extension of services on file with the California Public Utilities Commission.

Findings: The project will not place a significant burden on utility purveyors and is provided for in the respective master plans. Impacts related to utilities are insignificant and no mitigation measures are required.

Solid Waste

Potential Impact: Development of the project will increase the amount of solid waste generated in the region by worst case 22.5 tons per day, which in turn will ultimately shorten the lifespan of the El Sobrante Landfill as well as increase the demand upon the waste haulers in the project area.

Findings: The impacts of the project related to solid waste will be reduced to an insignificant level by the following mitigation measures:

- The City of Murrieta is currently working on an Integrated Waste Management Plan and regulations derived therefrom will be applicable to the project. The cost of the disposal of the solid waste will rest on the private property owners and not on the County of Riverside or City of Murrieta.

  The solid waste haulers that have been contracted to serve Murrieta will provide their customers with recycling bins such as: green waste lawn clippings, shrubbery clippings etc.), newspapers, miscellaneous recyclable materials (glass, plastic and aluminum) and will also dispose of motor oil. If any significant land filling activity is discovered as a result of this project, the Local Enforcement Agency (County Health Dept.-Solid Waste) shall be notified prior to burial or removal. Construction waste shall be converted with grinders either on-site or at a wood waste recycling facility.

These mitigation measures will reduce the impacts of the project related to solid waste to a level of insignificance.

Libraries

Potential Impact: Implementation the proposed land uses will contribute to a cumulative impact on a regional level to the existing library system by increasing the population in the project vicinity, and the corresponding demand for services. The area is served by public library located in the County Administrative Center in Temecula, which comprises 15,000 square feet and houses 50,000 volumes. Services are being impacted by rapid development in the area to which the project will contribute.

Findings: The impacts of the project related to libraries will be reduced to an insignificant level by the following mitigation measures:

- The City of Murrieta currently does not have a set mitigation fee for libraries. However, the City of Murrieta is presently collect RSA fees (County set) for libraries. The County set fees indicate that the developer shall contribute to the library preservation and expansion program through the payment of the Library Impact Mitigation Fee required through County Conditions of Approval. Prior to issuance of building permits the project proponent shall contribute to the Riverside County Library preservation and expansion program through payment of a one-time Library Impact

Mitigation fee of $100 per dwelling unit. The project will generate approximately $ 106,700 to offset impacts to the public library system.

These mitigation measures will reduce the impacts of the project related to libraries to a level of insignificance.

Health Services

Potential Impacts: Although project development will increase the need for medical services and facilities, significant adverse impacts are not anticipated. Adequate health care facilities and services are anticipated, as the medical community grows commensurate with the increase in population.

Findings: The impact of the project on health services is not considered significant and no mitigation measures are required.

Airports

Potential Impact: A portion of the project site has been identified by the Airport Land Use Commission as falling within Zones 1 and 2 of the Bear Creek Airport which identify worst-case noise and crash hazard potential associated with airport operation. The zones affect development Planning Areas 4, 7, 10 and 12. Residential and elementary school development proposed within these zones could be subjected to potentially significant noise and crash hazard.

The operational status of the Bear Creek Airport is currently tentative. Its continued operation may be questionable due to a number of factors as delineated in the CEQA Documentation.

Findings: The impacts of the project related to airports will be reduced to an insignificant level by the following mitigation measures:

- Building permits for any structure for human occupancy to be located within Zone 1 or 2 of the Bear Creek Airport Influence Area shall not be granted until such time that the airport is no longer in operation or such time as the Airport Land Use Commission or the City of Murrieta Planning Department deems that the zones no longer apply. The operation of the golf course

within the areas of influence shall be allowed while the airport is in operation. Also, other necessary actions, including, but not limited to, tentative and final parcel map and tract map approval, plot plan approval and grading plan approval and implementation shall not be encumbered within the zones of influence while the airport is still in operation.

These mitigation measures will reduce the impacts of the project related to airports to a level of insignificance.

Land Use

Potential Impact: The replacement Copper Canyon project will result in a substantive change in the character of the 579 acre site. The majority of the project site win be mass-graded and developed with residential neighborhoods, a commercial site, parks, a golf course and appurtenant improvements such as roadways, infrastructure and utilities.

The commercial site is located along Clinton Keith Road, at Calle Del Oso Oro. The concentration of commercial uses near this key intersection is consistent with the land use planning practices which concentrate such uses at high visibility, high accessibility areas where traffic and noise considerations would preclude residential uses.

The land use plan proposed is entirely in character with the urbanizing trend of adopted General Plan. As described in the Land Use Sections of the CEQA Documentation, the residential products and lot sizes proposed are also similar in nature to the allowable uses as designated by the General Plan for adjacent areas. The project represents an extension and the completion of the original Joaquin Ranch Specific Plan, which has been incrementally implemented through the Bear Creek and Vineyard Knolls projects.

Findings: The project is consistent with the General Plan and is an extension of developing uses in the vicinity. The impact of the project on land use is not considered significant and no mitigation measures are required.

Noise

Potential Impact: Noise impacts will occur on site from, (1) project construction, (2) project operation produced traffic, and (3) project produced traffic plus cumulative traffic from other development in the City. In noise impact assessment of land use projects, increases of noise over 3 DBA are considered significant.

The traffic increases associated with the growth of the area and the project will result in increases in noise on most area roads at buildout of the project. Calle Del Oso Oro shows the greatest increases in noise, but only because significant traffic does not exist without this project and others in the vicinity.

The data provided in the CEQA Documentation indicate that the noise levels will increase substantially over current noise levels in the vicinity of the project. Most analyzed roadways in the study area will experience noise increases of 3 DBA or more. However, most of the significant noise increases that are projected are in areas that are not yet developed. The project itself contributes less than 3.0 DBA increase to all roadways except for Calle Del Oso Oro at buildout (post-2015) conditions.

The project will contribute to off-site increases in traffic and subsequent noise impacts brought about by anticipated development in operation by the year 2015. Existing residences along Clinton Keith Road as well as future noise sensitive uses located adjacent to this roadway could be subject to adverse noise impacts.

Traffic noise at project buildout will also result in potentially significant impacts to proposed residential dwelling units along Calle Del Oso Oro.

With respect to planned residential uses in the replacement Copper Canyon project, Planning Areas 3, 5, 6, 8, 10 and 12 will be affected by noise from Calle Del Oso Oro where lots are immediately adjacent to the roadway. Each of these areas will require mitigation, the precise nature of which will be defined by detailed acoustical studies at the tract map stage.

Findings: The impacts of the project related to noise will be reduced to an insignificant level by the following mitigation measures:

- Construction shall not take place between 7:00 p.m. and 7:00 a.m. on weekdays; including Saturday, or at any time on Sunday or a Federal holiday.

- Grading and construction within 600 feet of the project boundary within Planning Areas 2, 3, 5 and 9 shall be limited to Monday through Friday, 8:00 am to 4:00 pm only.

- AR construction vehicles or equipment fixed or mobile-operated shall be equipped with properly operating and maintained mufflers.

- Stockpiling and/or vehicle staging areas shall be located no closer than 600 feet from the project boundary within Planning Areas 2, 3, 5 and 9.

- Prior to approval of any subdivision maps for the replacement Copper Canyon project, the developer shall coordinate with the City and developers of other major proposed projects whose traffic will contribute significantly to future noise levels along roadways in the area in providing mitigation of traffic noise impacts on existing residences. Specific mitigation shall include:

  a. Preparation of a detailed acoustical analysis determining precise needs for roadway attenuation.

  b. Construction of any improvements identified in the study as necessary to mitigate adverse impacts.

  c. A fair-share assessment of fee responsibilities among the major developers for construction of improvements, based on each major developments' contribution to traffic volumes along the impacted roadways.

- For all areas within the buildout (post 2015) 65 CNEL roadway contours, residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Accomplishment of these standards is considered by the project acoustical engineer to be feasible. An acoustical study shall be prepared for the purpose of

designing precise sound attenuation improvements under the supervision of a person experienced in the field of acoustical engineering. Evidence that the above standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:

a. Prior to the recordation of a final tract map or prior to the issuance of Grading Permits, at the sole discretion of the City, an Acoustical Analysis Report shall be submitted to the City for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures.

b. Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of these structures required to satisfy the exterior and interior noise standards shall be submitted to the City for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project. The improvements required will likely include a combination of sound walls, berms and increased building setbacks.

c. Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with California Administration Code Title 25 regulation may be required by the City, to verify compliance with Sound Transmission Class (STC) and Impact Insulation Class (IIC) design standards.

These mitigation measures will reduce the impacts of the project related to noise to a level of insignificance.

SECTION 4 - ENVIRONMENTAL EFFECTS FOR WHICH OVERRIDING CONSIDERATIONS ARE ADOPTED

The City Council finds that certain environmental effects (both project-related and cumulative) cannot be feasibly mitigated to a level of insignificance, although the CEQA Documentation contains mitigation measures and conditions of approval to be imposed on the proposed project which will provide a substantial mitigation of these effects. The City Council further finds that the economic, social and other benefits of the proposed project outweigh these potential unavoidable adverse impacts based on the overriding

considerations set forth in Section 2 of these Findings. The mitigation measures referred to below are contained within the Mitigation Monitoring Program which is attached to these Findings.

Climate and Air Quality

Potential Impact: Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. The greatest project-related air quality impact results from daily vehicle trips. Additional emissions will be generated by combustion from generating electricity and natural gas to meet project demands.

The total emissions generated by the project, including mobile sources and energy related sources are: 5,272.2 pounds per day of Carbon Monoxide, 742.90 pounds per day of Nitrogen Oxides, 52.3 pounds per day of Sulfur Oxides, 74.1 pounds per day of Particulates and 530.3 pounds per day of Reactive Organic Gases, several of which exceed thresholds of significance as established by the South Coast Air Quality Management District.

The project also contributes a significant cumulative impact to regional air quality. It should, however, be noted that neither existing or future CO levels exceed State and Federal 1 and 8 hour standards at any of the affected off-site intersections.

Findings: The impacts of the project on climate and air quality will be mitigated by the following:

- Any golf course grading occurring during Phase I and Phase 2 shall not exceed 59.8 acres and 40.4 acres respectively. In no case shall any grading permit be approved by the City which would disturb more than 177 acres per quarter or 2.6 acres per day unless the following mitigation measures are implemented.

    a. Enclose, cover, water twice daily or apply approved soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt). This will result in a 30% reduction in dust emissions.

    b. Water active grading sites at least twice daily. This will result in a 34% reduction in dust emissions.

c. All trucks hauling dirt, sand, soil or other loose materials are to be covered and should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer). This will result in a 7% reduction in dust emissions.

The above measures will reduce dust emissions by a total of 71%. Therefore, with all measures implemented, an additional 122 acres per quarter or 1.8 acres per day can be graded over the 172 acres per quarter or 2.6 acres per day limit. These measures shall be confirmed to be in place by the City of Murrieta through field inspection at the time of grading permit implementation. All grading plans shall list the above measures in the construction notes. The construction manager shall be responsible for ensuring all measures are implemented.

- Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions.

- Designate commercial uses within the specific plan for use by project residents. Results in a 1.3 % reduction in mobile emissions.

- Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions.

- The City of Murrieta shall review all site plans and subdivisions proposed for this project to ensure these measures are put in place, where applicable, prior to approval of occupancy permits by the project proponent or merchant builder. The City of Murrieta Traffic Engineer shall ensure traffic light synchronization based on City traffic monitoring and shall coordinate with the Riverside County Transit Authority for the establishment of bus routes and stops within the project site.

- Implement Southern California Edison's "Welcome Home" program to provide energy saving components to all dwelling units which shall include built-in energy efficient appliances, double glass-paned windows, energy efficient air conditioners, energy efficient lighting, low emission water heaters and wall and attic insulation above Title 24 standards. These measures result in

reduced emissions from stationary sources by between 0.5% to 13.0% for the various pollutant types.

- Proof compliance with Southern California Edison's Welcome Program during project structural and architectural design shall be submitted concurrently with building permit applications. The City of Murrieta shall review the site plan for Planning Area 11 to ensure compliance with the above design measures.

- Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions.

- Designate residential uses within the specific plan who can use the nearby commercial facility. Results in a 1.3% reduction in mobile emissions.

- Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions.

- Apply a compressed 3/36 work schedule to all employees of the commercial facility and the golf club facility. Results in a 3. 1 % to 4.0% reduction in mobile emissions.

- Provide facilities to aid pedestrians in the site plan design. Results in a 0.2% reduction in mobile emissions.

- The City shall give priority to a child care facility to locate within the commercial site. Results in a 0.1% reduction in mobile emissions.

- Area within the commercial site for use as a park and ride facility shall be made available for purchase or lease by Caltrans if deemed appropriate. Results in a 0.1% reduction in emissions.

- The City shall give priority to banks and restaurants to locate within the commercial site. Results in a 0.2% to 0.3% reduction in mobile emissions.

- The commercial and elementary school site plans/building plans shall provide area for bicycle storage, lockers and showers for use by

employees. Results in a 0.2% to 0.3% reduction in mobile emissions.

- A commuter information area shall be designated on the commercial site plan. Results in a 0.1% reduction in mobile emissions.

- The elementary school parking lot shall have a designated car pool preferential parking area. Results in a 0.1% reduction in mobile emissions.

- The City shall give priority to a restaurant facility to locate within the golf club site. Results in a 0.2% to 0.3% reduction in mobile emissions.

- Patrons using the parking lot for the golf club facility shall be subject to visitor parking fees for single occupancy vehicles. Results in a 1.5 % to 2.0% reduction in mobile emissions.

- The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure these measures are in place, where applicable, prior to approval of occupancy permits.

- Store fronts and class rooms shall use double pane glass windows where appropriate. Results in a 2.5% to 3.5% reduction in emissions.
- All retail facilities, class rooms, offices and staff areas shall be equipped with energy efficient air conditioners, lighting fixtures and low emission water heaters. Results in a 1.0% to 19.0% reduction in emissions.

- All structures shall utilize light colored roof materials. Results in a 1.0% reduction in emissions.

- All structures shall be insulated with wall and attic insulation beyond Title 24 standards.

- The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure

these measures are in place, where applicable, prior to approval of building permits.

- The City of Murrieta should enact a street sweeping program with sweepers which use reclaimed water. Enact a county-wide measure doing the same. As derived from Table A9-9-B-1 of the 1993 Handbook, the measure provides a reduction from 0.33 lb per VMT to an average of 0.012 lb per VMT. Project residents and commercial operators should be subject to a fee assessment to implement this measure.

These conditions will mitigate the impacts of the project on climate and air quality relating to golf course grading operations to a level of insignificance; however, the impacts of the project on climate and air quality resulting from pollutant emissions from mobile and stationary sources generated by the residential land use, commercial, elementary school and golf course land use components are not mitigated below a level of insignificance. As to these, the overriding considerations set forth in Section 2 of these Findings fully justify the City's decision to accept these effects in light of the economic, social and other benefits afforded by the project.

Agricultural Resources

Potential Impact: The implementation of the proposed specific plan will result in the loss of 133.6 acres of Class I and II soils.

The California Environmental Quality Act (CEQA) identifies the loss of any Prime Farmland as a significant impact. Since the Class I and II soils found on-site may appear to meet the definition of Prime Farmland, the loss of the soils to urban uses can be considered significant.

Findings: The impacts of the project on agricultural resources as identified in the CEQA Documentation cannot be mitigated and this impact remains significant. The overriding considerations set forth in Section 2 of these Findings fully justify the City's decision to accept these effects in light of the economic, social and other benefits afforded by the project.

Biological Resources

Potential Impact: A number of sensitive plant communities and plant and animal species exist on the Copper Canyon site and in the vicinity, the loss

or modification of which constitute potentially significant impacts, as listed in Table II-8 of the Copper Canyon Draft EIR. Following is a summary of the potentially significant biological impacts attributable to the project, which can be mitigated to a level of insignificance:

California red-legged frog - Grading of the golf course within Cole Canyon Creek, occupation of golf course ponds by the red-legged frog and potential management conflicts and the introduction of bullfrogs. This impact can be mitigated by avoidance/impact reduction. This mitigation measure would require only minor project design alterations and a long-term management program of bullfrog eradication and protection to avoid any potential impact.

Least Bell's vireo - Grading of the golf course and residential planning areas where riparian vegetation is present. This impact can be mitigated by minimizing, avoiding and compensating to ensure no net loss of habitat and survey prior to grading activity to verify status. A mitigation program has been prepared and is currently under review by the appropriate permitting agencies. Mitigation will result in a.net increase in wetlands.

Southern Cottonwood Willow Riparian Forest/Willow Scrub - Grading and firming of 3 acres of riparian habitat. This impact can be mitigated by minimizing, avoiding and compensating to ensure no net loss of habitat. A mitigation program has been prepared and is currently under review by the appropriate permitting agencies. mitigation will result in a net increase in wetlands.

Impacts attributable to the project relative to the plant communities, and animal species indicated above will be reduced to a level of insignificance by the following mitigation measures applicable to the Golf Course Alternative:

- Avoid the grading and filling of any suitable habitat within Cole Canyon Creek. Prior to final design of the golf course, a nocturnal survey for the red-legged frog shall be conducted during the appropriate breeding season. The conclusions resulting from the survey shall be considered as part of the negotiation process established between the project proponent, the City of Murrieta and the managing agencies of the Santa Rosa Plateau. If the golf course ponds become occupied by the red-legged frog, an agreement between the project proponent or golf course operator/owner and the appropriate resource agencies shall be executed in order to address

potential conflicts that could arise between operation and management of the golf course and protection of the species. The agreement shall include measures for the control of bullfrog populations within the Cole Canyon Corridor.

- Avoid impacts to riparian areas and replace habitat at 2:1 ratio. A mitigation plan has been prepared for inclusion in 404/1603 permit applications which are currently in process. The plan calls for the creation of 5.6 acres of riparian habitat which will result in a net increase in on-site riparian habitat by 2.8 acres (see Exhibit 111-31 , Wetlands Mitigation Areas). If grading of Planning Areas 2, 5, 8, 10, 16 or 18 is to occur during the months of May through September, a focused least Bell's vireo survey shall be prepared prior to the commencement of grading. If birds are found, no grading will be allowed within these planning areas until after the end of the nesting season. If no birds are found during the initial survey, monthly monitoring of Cole Canyon Creek for vireo occupation shall take place while any grading is occurring in the above-referenced planning areas during the months of May through September.

- Cole Creek shall be monitored by a City approved biological consultant to determine the presence of non-native and/or intrusive plants into the creek and upper reaches of the Canyon on a quarterly basis. The golf course operator shall be responsible for funding the monitoring activity which shall be summarized in a report which shall be submitted to the City of Murrieta and The Nature Conservancy. The report shall detail and confirm the methods and timing of the intrusive plant material removal operation to be completed based on the findings of the study. The biological consultant shall also monitor the golf course ponds and the Cole Creek area for human-tolerant animal species on a quarterly basis through day time surveying and night-time "scent stations", "spot-lighting" and other appropriate methods. A report detailing the findings of the survey and appropriate method for eradication or reduction of these species, if found, shall be submitted to the City of Murrieta and The Nature Conservancy along with follow-up reports detailing the timing and methods used for eradication and/or reduction.

  The golf course operator under the Golf Course Alternative shall monitor Cole Creek and the associated canyon daily relative to the presence of feral dogs and cats. The dogs and cats shall be humanely removed from the area by appropriate agencies.

The following biological resource impacts will be minimized by the above mitigation measures, <u>but cannot be reduced to a level of non-significance</u>:

Coast Live Oak Woodland - Grading and development of the residential and golf course (under the Golf Course Alternative) land use components. Mitigation is provided for this impact through Specific Plan design and guidelines which avoid, minimize and compensate. Measures are available and proposed to preserve existing oak trees and measures .have been provided to ensure the long-term health of the oaks stands. Intrusion of residential and golf course uses adjacent to the oak woodlands will unavoidably reduce the biological value and function of the oak woodland as habitat. The only feasible mitigation to reduce impacts to a level of non-significance is complete avoidance of grading and human activity in the vicinity of the oaks.

Category 2 Species/Coast Sage Scrub - Grading and development of the suburban components of the project. No mitigation is available or is proposed for this impact. Only "no project" would mitigate this impact to insignificance. Other measures will somewhat minimize impacts. Mitigation is not feasible given the scope of the project.

Wildlife Movement - Restriction of movement along Cole Canyon Creek and fragmentation of habitats. Intrusion of non-native plant and animal species in the Santa Rosa Plateau Ecological Reserve. Mitigation relative to this impact is limited to Specific Plan design and guidelines and mitigation which minimize and compensate. Measures are proposed and are feasible given the scope of the project. However, complete avoidance of Cole Canyon Creek and its immediate vicinity is the only effective means of mitigation under the Mitigation Bank Alternative.

Findings: Direct impacts relative to the California red-legged frog, Least Bell's Vireo, Southern Cottonwood Willow Riparian Forest/Willow Scrub and other species and plant communities existing on the Copper Canyon site can be mitigated to a level of insignificance.

Impacts relative Coast Live Oak Woodland, Coastal Sage Scrub and Wildlife movement through the site, while minimized through proposed mitigation, remain significant and cannot feasibly be reduced to a level of insignificance. As to these, the overriding considerations set forth in Section 2 of these Findings fully justify the City's decision to accept these impacts in light of the economic, social, and other benefits afforded by the project.

SECTION 5 - GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

The proposed specific plan is located within the Interstate 15 corridor which was completed in the early 1980's. Completion of these facilities resulted in a continuous, high speed regional link

to the urban areas of San Diego County, Orange County and the urban Riverside and San Bernardino areas. With the combination of inexpensive land, resultant lower cost housing and good air quality, the new freeway link opened up the Temecula/Murrieta Valley to commuters. Therefore, the completion of Interstate 15 and 215 was the primary growth inducement mechanism in the Valley. Without this freeway link, it is unlikely that the proposed project and others would be proposed at its current intensity.

Another factor of growth in the area was the County of Riverside's implementation of the Community Plan process. The Southwest Area Plan (SWAP), after several scenarios were studied by planners and community groups, was adopted in November of 1989, and provided for large scale urbanization of over 210,000 acres which encompassed both the future Cities of Temecula and Murrieta.

The City of Murrieta, in accordance with State law, has recently adopted its own General Plan which supersedes SWAP. Of note is the fact that the proposed specific plan project site was considered and reviewed as a part of the general plan process with similar land uses as the project.

With the reflection in the City General Plan of the types of land uses and development intensities proposed by the project, the City will stimulate urban and suburban growth on the project site itself.

In order to implement the project, there will be a need to establish an infrastructure development and financing program for an area larger than the project itself. This will be required due to the need to construct regionally-benefitting infrastructure facilities which cannot be borne by the project alone. The establishment of a program to develop infrastructure for a larger area in and around Murrieta will act as a secondary inducement to further growth.

However, as discussed above, the project is located in a rapidly urbanizing area with numerous approved master planned communities with a mixture of land uses and infrastructure facilities in accordance with adopted agency master plans.

The project is estimated to increase the population of Murrieta by 2,616 persons and create 538 jobs associated with the proposed neighborhood commercial use.

SECTION 6 - FINDINGS REGARDING ALTERNATIVES

Alternatives to the proposed project described in the CEQA Documentation were considered. The alternatives discussed in the CEQA Documentation constitute a reasonable range of potential options necessary to permit a reasoned choice. The CEQA Documentation identified the "No Project" Alternative, "Reduced Scope" Alternative and "Joaquin Ranch" Alternative, however, the City Council finds these alternatives infeasible as discussed below, and approves the proposed

project with the CEQA Documentation mitigation measures which will provide a substantial mitigation of the potential environmental effects.

The Copper Canyon Draft EIR evaluated the "no-project", "reduced-scope" and "golf course redesign" alternatives at a level of detail to facilitate a meaningful comparison of impacts vis-a-vis the proposed project.

The "Joaquin Ranch" alternative considers the implementation of the underlying Specific Plan 128W land uses within the project site. This scenario would allow 404 single family detached dwelling units at a density of 1.0 dwelling unit per acre, covering 420 acres and 100,000 square feet of neighborhood commercial uses, which would be placed within Planning Area 11 (multi-family residential) of the proposed project. Approximately 145 acres associated with the escarpment areas and Cole Creek would remain in open space. However, this alternative is found to be infeasible based on the following:

- The residential density is inconsistent with the General Plan land use density designation 2.1 to 5.0 dwelling units per acre.

- The project site has been encumbered with infrastructure financing debt from the existing Owners Participation Agreement (OPA) and Assessment District 2 for a number of units far greater than 404 homes (sewer hook-up fees, for example, have already been paid for 571 homes at an equivalent amount of $4,658 per unit). At a density of 404, this would result in a fee of $6,583 per home, rendering development infeasible.

- A school agreement is already in place based on a unit count far higher than 404 homes. The intent of the school agreement is to provide for a Community Facilities District to construct the on-site school. The project, at 404 units, cannot support the debt load necessary to accomplish this objective.

Therefore, only the "No Project" and "Reduced Scope" and "Golf Course Redesign" Alternative were analyzed in further detail. The Joaquin Ranch alternative is rejected for the reasons indicated above.

<u>Alternative I</u> - The "No Project" Alternative

Description of Alternative: Under the "no project" alternative the proposed project site would remain in its present condition as undeveloped.

Comparison of Effects: The "No Project" would eliminate all of the environmental effects identified in Section 2 and 3 herein and is environmentally superior to the project as proposed.

Findings: The "No Project" Alternative is found to be infeasible and is rejected because it is inconsistent with the City's adopted General Plan, because the site has been designated for a Specific Plan and residential development in the City of Murrieta General Plan. Furthermore, the "No Project Alternative" would preclude the City from realizing the benefits contained in the Statement of Overriding Findings contained in Section 1 herein.

Alternative 2 - Reduced Scope Alternative

Description of Alternative: This alternative calls for a reduction in the number of units proposed and a shift of some land uses which will reduce unmitigable project induced adverse impacts as identified in the CEQA Documentation. The golf course, club house and the conference center would be eliminated from their location within Cole Creek Canyon. The area would be designated as natural open space and a 100 foot buffer strip would be placed along its length. A 100 foot open space buffer would also be placed along on-site drainage courses as depicted on Exhibit II-28 of the Copper Canyon Draft EIR, thus eliminating some residential areas. Under this alternative, some golf course area along Cole Canyon Creek would be utilized for single family residences up to 100 feet from the edge of the creek. The total number of residential units under this scenario would be 900. This alternative has been designed to reduce air quality impacts and minimize encroachment into Cole Canyon Creek, which is used as a wildlife corridor.

- Seismic Safety

  Under this alternative, exposure to seismic hazards are expected as homes are constructed. Building Code Standards, fault setbacks, if necessary, and other mitigation would still have to be in place for this alternative.

- Slopes and Erosion

  Impacts would be less than the project in terms of golf course grading. Approximately 90 acres would not be subject to disturbance as compared to the project. Grading and trenching due to the need to provide adequate circulation and provide water and sewer services would still be required.

- Flooding

  There will be a small decrease in the mitigation required to ensure protection against flooding for this alternative. While impervious surface areas will be reduced, it is expected that a similar level of flood protection would still be required.

- Noise

  On-site noise production and cumulative contributions to noise production would somewhat decrease under this alternative due to the reduction is traffic and subsequent production of noise.

- Air Quality

  This alternative would allow a maximum of 900 residential units which is above the 240 unit threshold for a significant air quality impact as defined by the South Coast Air Quality Management District. Also, this alternative would still contribute to an incremental decrease in air quality within the basin.

- Water Quality

  The alternative would slightly decrease the amount of impervious surfaces covering the site by 16 % in comparison to the eventual construction of the proposed project since fewer homes would be built.

- Agriculture

  The alternative would result in the same eventual conversion of class I and II soils to residential uses as the proposed project.

- Vegetation and Wildlife

  Impacts to biological resources would be substantially less under this alternative, as discussed below:

  Wildlife Movement

  Constriction of the wildlife corridor within Cole Creek would be greatly reduced as compared to the project. Essentially the corridor as it currently exists would remain in natural open space thus allowing continued movement between Murrieta Creek and the Santa Rosa Plateau Reserve. While the project as

proposed, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would allow more unimpeded movement as exists under existing conditions. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative.

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. The reduced scope alternative, by retaining intact the oak woodland habitat, would avoid this impact. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of this habitat with residential land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the proposed golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The proposed project golf course would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The reduced-scope alternative would reduce the potential for invasive species intrusion as compared to the project by reducing the amount of man-made habitat in the project vicinity, removing man-made habitat in a known wildlife corridor and decreasing the risk of wildlife contact with non-native species. It is recognized that the residential uses proposed under this alternative would still increase the risk of intrusive species introduction into the adjacent Reserve but at a reduced level as compared to the project.

Increased Human Disturbance and Interference with Wildlife Activity

With the proposed golf course uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the golf club. Under the reduced scope alternative, the elimination of the golf course and the golf club would reduce the amount of potential human disturbance within the corridor. With residential land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The project would result in the loss of 1 acre of southern cottonwood-willow riparian forest within Cole Canyon Creek.

With the elimination of the golf course as proposed under the reduced scope alternative, the alteration of approximately 0.6 acre of wetlands habitat within Cole Canyon Creek would be completely avoided. Construction of the Vineyard Avenue crossing of Cole Creek and associated wetlands impacts would still occur under this alternative accounting for 0.4 acre of impact.

- Visual Resources

Impacts under this alternative would be less than the project since 46.8 acres of hillside area would not be impacted and 123.7 acres of escarpment and existing natural vegetation would be preserved .

- Energy Resources

Consumption of energy resources will be 12 % less than the proposed project since fewer homes would be built and occupied. However, an irreversible, irretrievable commitment of energy resources will still occur under this scenario.

- Archaeological Resources

Impacts to prehistoric and historic resources will be less under this alternative since impacts to archaeological resources associated with the golf course would not occur.

Under the proposed project, the golf course would result in the direct disturbance of the village complex of 'Avaa'ax which has been documented as several cultural resource sites known as RIV-1139, 1139a, 2808, 2809, 2810, 2811, 2812, 2813 2814 and 2815. The exclusion of the golf course as proposed under the reduced scope alternative would completely eliminate direct impacts to sites RrV-1139, 2813, 2814 and 2815. Impacts would be reduced to site RIV-1139a within the elimination of the golf course. As with the proposed project, direct impacts would still occur under the reduced scope alternative due to residential development to sites RIV-1139a, 1283, 2808, 2809, 2810, 2811 and 2812. Of these, sites RIV-1139a, 2808, 2809, 2810, 2811 and 2812 are located in the immediate vicinity of the village complex.

- Paleontological Resources

Under this alternative, the same impact is expected as compared to the project. Monitoring of grading activities would still be necessary to

ensure no loss of fossil resources occurs and would not occur on a comprehensive or efficient basis.

- Public Services and Facilities

  This alternative will cause a small decreased demand for public services and facilities beyond what would be required for the project. However, increased demands for libraries, health services and schools are among the services that would still be required under this alternative.

- Population and Socio-economics

  This alternative would still result in a direct increase in population on the site, but to a lesser increase than the project due to the reduction of dwelling units proposed.

- Circulation

  The amount of traffic generated by this alternative would be slightly less - 1,600 average daily trips, than the project due to the reduction of dwelling units proposed.

- Land Use

  This alternative would still be consistent with the surrounding land use trend.

- Cumulative Impacts

  A slight reduction in cumulative impacts would occur under this scenario.

Findings: The "Reduced Scope" alternative is considered comparable to the proposed project. However, this alternative is found to be infeasible and is rejected in favor of the project since it eliminates the possibility of the golf course and retains multi-family housing. Further, the proposed project is the result of significant community input. The above finding is made in that a Statement of Overriding Considerations has been prepared and adopted for the proposed project, and that the benefits cited therein will not be fully realized by the City under this alternative.

<u>Alternative 3</u> - The "Golf Course Redesign" Alternative

This alternative would provide a minimum 100 foot buffer along Cole Canyon Creek and the relocation of golf course fairways, which would be situated within the buffer area, to other parts of the project site. Also, this alternative would design the golf course to only have one crossing of Cole Canyon Creek while the proposed water quality basins would remain in their current locations. The 100 foot buffer strip would comply with the City General Plan which defines the buffer to begin at a drainage course's outer bank or where riparian vegetation exists. For the purposes of this alternative, a conservative, more inclusive approach was taken in defining the parameters of Cole Canyon Creek which would be comparable to the California Department of Fish and Game definition of a "streambed." Using this criteria, a 100 foot buffer strip was placed on both sides of the creek on a 100 foot scale golf course plan to determine which golf course fairways would have to be either relocated or modified.

Comparison of Effects:

- Seismic Safety

  Under this alternative, exposure to seismic hazards are expected as homes are constructed. Building Code Standards and other mitigation would still have to be in place for this alternative. Exposure of additional population to seismic hazards on-site would be substantially reduced under this scenario.

- Slopes and Erosion

  Impacts would be less than the project in terms of golf course grading. Fairways 10, 11, 12 and 14, which would be moved out of the Cole Canyon Creek area, would no longer be located in the Hillside Overlay Zone and would not be subject to the provisions of the Hillside Development Ordinance thus avoiding adverse grading impacts in those areas. Grading and trenching due to the need to provide adequate circulation and provide water and sewer services would still be required..

- Flooding

  There will be a small decrease in the mitigation required to ensure protection against flooding for this alternative. While impervious surface areas will be reduced, it is expected that a similar level of flood protection would still be required.

- Noise

  On-site noise production and cumulative contributions to noise production would somewhat decrease under this alternative due to the reduction is traffic and subsequent production of noise.

- Air Quality

  This alternative would allow a maximum of 757 residential units which is above the 240 unit threshold for a significant air quality impact as defined by the South Coast Air Quality Management District. Also, this alternative would still contribute to an incremental decrease in air quality within the basin.

- Water Quality

  The alternative would slightly decrease the amount of impervious surfaces covering the site by 18% in comparison to the eventual construction of the proposed project since fewer homes would be built.

- Agriculture

  The alternative would result in the same eventual conversion of class I and II soils to residential uses as the proposed project.

- Vegetation and Wildlife

  The Golf Course Redesign alternative would reduce or eliminate adverse impacts as compared to the proposed project as follows:

  Wildlife Movement

  Constriction of the wildlife corridor within Cole Creek would be greatly reduced as compared to the project. The corridor created under this alternative along Cole Canyon Creek would generally range from 200 to 600 feet in width while the project preserves a corridor ranging from 50 to 370 feet in width. Essentially the corridor as it currently exists, with minor constriction from Fairways 1, 13, 15 and 16, would remain in natural open space thus allowing continued movement between Murrieta Creek and the Santa Rosa Plateau Reserve. The corridor, where these fairways are located, would range in width from 350 to 600 feet with an overall increase in corridor width of two to four times as compared to the project as proposed. While the project as proposed, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would allow

more unimpeded movement as exists under existing conditions. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential and golf course development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. The Golf Course Redesign alternative would avoid the removal of two oaks in Fairway 10 and two oaks in Fairway 14 thus reducing the number of oaks removed to 8. Also, 16 individual oak trees which would have been integrated into golf course fairways would remain in a natural condition thus retaining the existing habitat characteristics in those areas. Approximately 82 acres of preserved open space along Cole Canyon Creek would include a consolidated habitat of wetlands and oak woodland. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of this habitat with residential and golf course land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the proposed golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The proposed project golf course would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The Golf Course Redesign alternative would somewhat reduce the potential for invasive species intrusion as compared to the project by reducing the amount of man-made habitat in the project vicinity, limiting man-made habitat in a known wildlife corridor and decreasing the risk of wildlife contact with non-native species. It is recognized that the residential and golf course uses proposed under this alternative would still increase the risk of intrusive species introduction into the adjacent Reserve but at a reduced level as compared to the project.

Increased Human Disturbance and-Interference with Wildlife Activity

With the proposed golf course uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the golf club. Under the Golf Course Redesign alternative, the elimination of some of the golf course fairways and subsequent increase in natural corridor area width would reduce the amount of potential human disturbance within the corridor. With residential and golf course land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The project would result in the loss of I acre of southern cottonwood-willow riparian forest within Cole Canyon Creek (Golf Fairways accounting for a 0.6 acre wetlands loss and the Vineyard Avenue crossing accounting for a 0.2 acre loss). With the elimination of five fairways as proposed under the Golf Course Redesign alternative, only

0.2 acre of southern cottonwood-willow riparian forest would be removed (a 75 percent impact reduction). The 0.2 acre impact would occur at the one cart crossing between Fairways 13 and 14. Construction of the Vineyard Avenue crossing of Cole Creek and associated wetlands impacts would still occur under this alternative accounting for 0.4 acre of impact.

- Visual Resources

  Impacts under this alternative would be less than the project since 5.6 acres of hillside area would not be impacted and 83.7 acres of escarpment and existing natural vegetation would be preserved .

- Energy Resources

  Consumption of energy resources will be 25% less than the proposed project since fewer homes would be built and occupied. However, an irreversible, irretrievable commitment of energy resources will still occur under this scenario.

- Archaeological Resources

  Under the proposed project, the golf course would result in the direct disturbance of the village complex of 'Avaa'ax which has been documented as several cultural resource sites known as RIV-1139, 1139a, 2808, 2809, 2810, 2811, 2812, 2813, 2814 and 2815. The relocation of the five fairways as proposed under the Golf Course Redesign alternative would completely eliminate direct impacts to site RIV-2815. As with the proposed project, direct impacts would still occur under the Golf Course Redesign alternative due to residential and golf course development to sites RrV-1139, 1139a, 1283, 2808, 2809, 2810, 2811, 2812, 2813 and 2814 which are, with exception of site RIV-1283, located in the immediate vicinity of the village complex.

- Paleontological Resources

  Under this alternative, the same impact is expected as compared to the project. Monitoring of grading activities would still be necessary to ensure no loss of fossil resources occurs and would not occur on a comprehensive or efficient basis.

- Public Services and Facilities

This alternative will cause a substantial decreased demand for public services and facilities beyond what would be required for the project. However, increased demands for libraries, health services and schools are among the services that would still be required under this alternative.

- Population and Socio-economics

  This alternative would still result in a direct increase in population on the site, but to a lesser increase than the project due to the reduction of dwelling units proposed.

- Circulation

  The amount of traffic generated by this alternative would be less, 2,600 average daily trips, than the project due to the reduction of dwelling units proposed.

- Land Use

  This alternative would still be consistent with the surrounding land use trend.

Findings: The "golf course redesign" alternative is considered environmentally superior as compared to the Golf Course Alternative buildout of the project because of lesser maximum density. However, this alternative is rejected in favor of the project based on the elimination of 159 units which does not satisfy the project goal of providing an overall residential density of as close to 1.8 dwelling units per acre as feasible, and it does not provide a Mitigation Bank Alternative.

SECTION 7 - FINDINGS REGARDING MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires that when a public agency is making the findings required by State CEQA Guidelines Section 15091(a)(1), codified as Section 21081(a) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes to the proposed project which it has adopted or made a condition of approval, in order to mitigate or avoid significant effects on the environment.

The City Council hereby finds and accepts that the Mitigation Monitoring Program, which is included in the CEQA Documentation and these Findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of project conditions intended to mitigate potential environmental effects.

SECTION 8 - SECTION 15092 FINDINGS

Based on the findings and the information contained in the record, and as conditioned by the foregoing findings:

A. All significant effects on the environment due to the proposed project have been eliminated or substantially lessened where feasible (see Sections 3 and 4 of these Findings).

B. The benefits of the proposed project set forth in the foregoing Statement of Overriding Considerations (see Section 2 of these Findings) outweigh any remaining significant effects of the project on the environment found to be unavoidable.

SECTION 9 - CERTIFICATION OF CEQA COMPLIANCE

The City Council reviewed the CEQA Documentation prepared for the replacement Copper Canyon Specific Plan, has considered the information contained within it, and hereby certifies that the CEQA Documentation has been prepared in accordance with the provisions of the California Environmental Quality Act, as amended.

SECTION 10 - OVERRIDING CONSIDERATIONS

The City finds that to the extent that any impacts attributed to the replacement Copper Canyon Specific Plan remain unmitigated, such impacts are acceptable in light of the overriding social, economic, and other considerations that will result from development of the project. As a result, the City finds that the benefits of the project outweigh the unmitigated impact that may result,

and hereby adopts a Statement of Overriding Considerations for regional air pollution resulting from project related air emissions, biotic impacts resulting from local and regionwide loss of wildlife habitat, the loss of suitable agricultural soils, and the cumulative effects of all issues analyzed.

The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND EFFECTIVE this 26th day of April, 1996.

Mayor

Atesst:

City Clerk

STATE OF CALIFORNIA:

} ss

COUNTY OF RIVERSIDE:

I, A. Kay Vinson, City Clerk of the City of Murrieta, California, DO HEREBY CERTIFY that the Resolution 96-040 was duly and regularly adopted by the City Council of the City of Murrieta, California, at a meeting thereof held on the 26th day of April, 1996 by the following vote:

AYES: Enochs, G. Smith, Washington, Walsh and van Haaster
NOES: None
ABSENT: None
ABSTAIN: None

(Seal)

Murrieta City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this 26th day of April, 1996.

City Clerk

▸*Copper Canyon Final EIR*

COPPER CANYON SPECIFIC PLAN

FINAL
ENVIRONMENTAL IMPACT REPORT

PREPARED BY:

CITY OF MURRIETA
COMMUNITY DEVELOPMENT DEPARTMENT

WITH ASSISTANCE FROM:

URBAN LOGIC CONSULTANTS

COPPER CANYON SPECIFIC PLAN

FINAL ENVIRONMENTAL IMPACT REPORT SCH # 95072128

PREPARED BY:

CITY OF MURRIETA
26442 BECKMAN COURT
MURRIETA, CALIFORNIA 92562

WITH ASSISTANCE FROM:

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CONTACT: Christopher P. Terzich, REA
(909) 676-1944

APPLICANT:

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Bonsall, California 92003

CONTACT: Brian Woods
(619) 723-5372

November, 1995

Copper Canyon Specific Plan
City of Murrieta
Final Environmental Impact Report
SCH No. 9507218

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I. INTRODUCTION

I. *INTRODUCTION*

A. Document Overview

The Final EIR consists of two volumes. The first volume is the draft EIR which is dated August, 1995 and was circulated for public review and comment per CEQA Guidelines Section 15085.

The second volume includes this document and consists of the following:

- List of Persons, Organizations and Public Agencies Commenting on the Draft EIR
- Comment Letters Received on the Draft EIR
- Response to Comments
- Additional Alternatives Analysis (to address issues raised based on comment letters received)
- Mitigation Monitoring Program
- Certification and List of Preparers

The Draft EIR, this second volume, and the public records from the Planning Commission and City Council hearings on the EIR will comprise the Final EIR record.

B. Final Impacts and Mitigation Matrix

The following matrix provides a summary of impacts and related mitigation measures as derived from the draft EIR. Revisions or additions to mitigation measures based on input from public review are included in **bold** and comprise the Final Impacts and Mitigation Matrix.

IMPACTS AND MITIGATION MATRIX

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Geology, Slopes and Erosion (see page 147)			
Geology and Seismicity			
G-1	Ground shaking.	All structures for human occupancy proposed within the specific plan shall meet standards of the most recently adopted Uniform Building Code and seismic design parameters of the Structural Engineers Association of California. Proof of compliance shall be submitted to the City concurrently with building permit applications.	Mitigated to a Level of Insignificance.
G-2	Soil Settlement during a seismic event.	Artificial fill, alluvium and colluvium located on the site shall be removed to an approximate depth ranging from 1 to 22 feet, conditioned and recompacted to alleviate settlement hazard.	Mitigated to a Level of Insignificance.
G-3	Landslides and Slope Failure during a seismic event.	Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope. A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Geology and Seismicity continued...		
G-4 Ground shaking, land sliding/slope stability, settlement, potential liquefaction.	A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans. Recommendations would include design specifications per the Stuctural Engineers Association of America relative to ground shaking, excavation and recompaction relative to liquefaction and slope stabilization through excavation, recompaction and structural reinforcement methods.	Mitigated to a Level of Insignificance.
Slopes and Erosion		
G-5 Short-term grading of on-site soils after removal of vegetation.	The following measures are designed to mitigate impacts in all planning areas. Many of these measures are standards which must be implemented under any circumstance. They are provided to provide a context for additional site specific measures. a. Manufactured slopes will not exceed a ratio of 2:1 and shall be hydroseeded with native, drought tolerant plants and shall be irrigated immediately following grading and until plants are fully established with temporary irrigation systems based on site specific recommendations by a City approved restoration biologist and/or a certified landscape architect.	Mitigated to level of insignificance.

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Slopes and Erosion continued...			
		b. Grading operations occurring during rainy weather shall use approved erosion control measures including, but not limited to, sandbagging to stabilize slopes and construct temporary desiltation basins to limit sediment deposition in drainage courses. Said erosion control measures shall be approved by the City Engineering Department and continually monitored by the City or its consultant throughout the rainy season.	
		c. The Storm Water Pollution Prevention Plan (SWPPP) as required under federal NPDES regulations shall be submitted to the City Engineer concurrently with grading permit application.	
G-6	Short-term grading impacts in non-hillside conditions.	The following additional measures are designed to mitigate impacts in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 17 which are outside of the Hillside Overlay Zone.	Mitigated to a Level of Insignificance.
		a. The above listed Planning Areas will be mass graded for building pad preparation. Vegetation removal shall be limited to preserve or replace all existing oak trees within these planning areas to maintain soil stability.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Slopes and Erosion continued...			
		These planning areas shall be daylight cut (grading down to an existing natural elevation control to minimize fill) where feasible, in areas adjoining major slopes, canyon edges and ridge lines to minimize excessive fill areas and slope disturbance.	
		b Slopes in excess of 10 feet in vertical height shall be treated with a native, drought-tolerant hydroseed mix within one week of grading completion.	
		c. Graded pad areas not under construction by **October 15** shall be covered with erosion control sheeting or treated with a native, drought-tolerant hydroseed mix.	
G-7	Short-term grading within a hillside condition.	The following measures are designed to mitigate impacts in Planning Areas 1, 2, 16 and 18 which are subject to the Hillside Development Ordinance.	Mitigated to a Level of Insignificance.
		a. CC&Rs shall state that erosion shall be strictly controlled on all hillside lots through the use of drainage devices or landscape cover. Furthermore, CC&Rs shall stipulate that irrigation on, or potentially affecting steep slopes, be strictly controlled and diverted away from areas of natural vegetation.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Slopes and Erosion continued...			
		b. Grading shall be monitored on a daily between October 15 and April 15 within Planning Areas 1, 2, 16 and 18 to limit the exposure of sensitive slopes to grading and minimize erosion hazard due to rain storms. The monitor shall be empowered to halt grading, initiate grading closure, and formulate emergency erosion control measures during periods of severe winter storms as defined by the National Weather Service designation of a "severe winter storm warning."	
		c. Subsequent review by the City Planning staff of grading plans, subdivision maps and site plans for Planning Areas 1, 2, 16, and 18 shall ensure continued consistency with the Hillside Development Ordinance.	
G-8	Long-term erosion on slopes and within drainage courses due to development.	The following measures apply to all planning areas.	Mitigated to a Level of Insignficance.
		a. Irrigation of all slope areas shall not be at a level or location that disrupts or harms existing oak trees. All irrigation plans shall be prepared by a licensed landscape architect and reviewed by a qualified biologist or arborist. All irrigation systems to be placed in	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Slopes and Erosion continued...		
	non-private landscaped areas shall be equipped with potentiometers which will override automatic sprinkler schedules in periods of adequate or saturated soil moisture conditions.	
	b. Detention/water quality basins within or adjacent to on-site drainage courses shall be operational prior to issuance of grading permits and remain permanently functional after specific plan build-out to prevent additional scouring and erosion from increased storm flows due to increased impervious surfaces in accordance with City of Murrieta and Riverside County Flood Control Department approved plans.	
	c. Cut slope areas shall be blended into the natural slope by matching slope angle, if the existing slope is less than or equal to two (2) to one (1). Native vegetation shall be utilized to contribute to the blending of manufactured slopes and undisturbed natural slopes.	
	d. The drainage plan for the proposed project and implementing subdivisions/site plans shall be reviewed by the City Engineer to ensure long term erosion and sedimentation impacts are minimized to the greatest extent feasible.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Slopes and Erosion continued...			
		Manufactured slope areas and natural and enhanced open space areas where storm drain outlets occur shall be properly designed and fitted with velocity reduction devices and constructed with erosion protection materials.	
G-9	Long term exposure of structures to potential land sliding conditions.	Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope. A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits. A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans.	Mitigated to a Level of Insignificance.

	IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources (see page 171)			
B-1	**California red-legged frog** - Grading of the golf course within Cole Canyon Creek and the introduction of bullfrogs which are tolerant of human activity.	Avoid the grading and filling of any suitable habitat within Cole Canyon Creek. Prior to final design of the golf course, a nocturnal survey for the red-legged frog shall be conducted during the appropriate breeding season. The conclusions resulting from the survey shall be considered as part of the negotiation process established between the project proponent, the City of Murrieta and the managing agencies of the Santa Rosa Plateau. If the golf course ponds become occupied by the red-legged frog, an agreement between the project proponent or golf course operator/owner and the appropriate resource agencies shall be executed in order to address potential conflicts that could arise between operation and management of the golf course and protection of the species. The agreement shall include measures for the control of bullfrog populations within the Cole Canyon Corridor.	Mitigated to a Level of Insignificance.
B-2	**Least Bell's vireo/Southern Cottonwood Willow Riparian Forest/Willow Scrub** - Grading and filling of 3 acres of riparian habitat / Grading of the golf course and residential planning areas where riparian vegetation is present. Grading in areas adjacent to the creek could disrupt the nesting of vireos if the site is occupied at the time.	Avoid impacts to riparian areas and replace habitat at 2:1 ratio. A mitigation plan has been prepared for inclusion in 404/1603 permit applications which are currently in process. The plan calls for the creation of 5.6 acres of riparian habitat which will result in a net increase in on-site riparian habitat by 2.8 acres (see Exhibit II-31 , Wetlands Mitigation Areas).	Mitigated to a Level of Insignificance.

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources continued...			
		If grading of Planning Areas 2, 5, 8, 10, 16 or 18 is to occur during the months of May through September, a focused least Bell's vireo survey shall be prepared prior to the commencement of grading. If birds are found, no grading will be allowed within these planning areas until after the end of the nesting season. If no birds are found during the initial survey, monthly monitoring of Cole Canyon Creek for vireo occupation shall take place while any grading is occurring in the above-referenced planning areas during the months of May through September.	
B-3	Intrusion of non-native plants and animals into Cole Canyon and the adjacent Reserve.	Cole Creek shall be monitored by a City approved biological consultant to determine the presence of non-native and/or intrusive plants into the creek and upper reaches of the Canyon on a quarterly basis. The golf course operator shall be responsible for funding the monitoring activity which shall be summarized in a report which shall be submitted to the City of Murrieta and The Nature Conservancy. The report shall detail and confirm the methods and timing of the intrusive plant material removal operation to be completed based on the findings of the study.	Mitigation will minimize impact but cannot be demonstrably reduced to an insignificant level.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources continued..		
	The biological consultant shall also monitor the golf course ponds and the Cole Creek area for human-tolerant animal species on a quarterly basis through day time surveying and night-time "scent stations" , "spot-lighting" and other appropriate methods. A report detailing the findings of the survey and appropriate method for erradication or reduction of these species, if found, shall be submitted to the City of Murrieta and The Nature Conservancy along with follow-up reports detailing the timing and methods used for erradication and/or reduction. The golf course operator shall monitor Cole Creek and the associated canyon daily relative to the presence of feral dogs and cats. The dogs and cats shall be humanely removed from the area by appropriate agencies.	
Category 2 Species/Coastal Sage Scrub - Grading and development of the suburban components of the project.	**B-4 To address project impacts on coastal sage scrub and Category 2 species, the project proponent shall provide fair compensation to a regional habitat agency or organization such as the Riverside County Habitat Conservation Agency or The Nature Conservancy. The compensation shall be in the form of an on-site conservation easement to be managed**	**The meassure proposed will compensate for the loss of coastal sage scrub habitat and Category 2 Species. However, only complete avoidance would completely and demonstrable reduce impacts to a level of insignificance.**

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources continued..			
		by the agency or organization consistent with their habitat preservation and management objectives. If on-site easement dedication is not feasible, compensation in the form of fee payment to the Riverside Conservation Agency or other appropriate conservation agency or organization shall be made by the project proponent. The loss of 14 acres of coastal sage scrub habitat shall serve as the basis for determining compensation through easement dedication or fee assessment, although compensation may be directed toward preservation of other habitat values.	
Wildlife Movement - Restriction of movement along Cole Canyon Creek and fragmentation of habitats. Intrusion of non-native plant and animal species in the Santa Rosa Plateau Ecological Preserve. Overall biological resource impacts as outlined above.	**B-5**	**Prior to issuance of grading permits the project proponent shall prepare a Vegetation and Wildlife Management Plan for the project site in cooperation with the City of Murrieta with input as determined appropriate from the California Department of Fish and Game (DFG), U. S. Army Corps of Engineers (Corps) and The Nature Conservancy. The plan shall include goals, performance standards and remedies that focus on ensuring the long-term viability of both preserved habitat areas and areas that are to be restored as mitigation for project**	**Measures are proposed and are feasible given the scope of the project. However, complete avoidance of Cole Canyon Creek and its immediate vicinity is the only effective means of mitigation.**

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		impacts. The plan shall identify separate measures as they apply to the golf course operator, residents and commercial operators. Measures shall be derived where appropriate from the Copper Canyon Specific Plan EIR and shall include, but necessarily limited to, components that address the following: • Prevention and removal of invasive plant species; • Control of domestic pets; • The long-term success of on-going maintenance of wetland and oak woodland restoration areas; • The use of Best Management Practices (BMP's) to avoid potential contamination of riparian habitat and wetland areas from storm water runoff, excessive irrigation and the effects of fertilizers and pesticides/herbicides. • Design and management measures to limit access to sensitive habitat areas; • The use of fire management and prevention techniques that minimize damage to sensitive habitat areas.	
Coast Live Oak Woodland/Cole Creek Habitat - Grading and development the golf course land use components.	B-6	Prior to the implementation of Phase IV (Golf Course) of the specific plan, a cooperative process shall be	Measures are available and proposed to preserve existing oak trees and measures have been provided to ensure the long-term health

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	established involving the City of Murrieta Planning Department, a habitat restoration biologist selected by the City, the project proponent and the golf course architect. The project shall evaluate alternative golf course designs that minimize grading, fairway and golf cart crossings, with the overall goal to minimize impacts on biological resources within Cole Canyon to the maximum extent feasible. Consideration shall be given to a wide range of golf course designs as outlined in the specific plan's Hillside Development Concept, Planning Area 16 and 18 which would include, but not limited to, target courses which minimize the area devoted to fairways and in-situ preservation of natural habitat between greens. Because the design of the golf course and the Cole Canyon Creek corridor may indirectly affect resources within the Santa Rosa Plateau Ecological Reserve, The Nature Conservancy shall be consulted during the process. Upon completion of a final design acceptable to the involved parties, and prior to initiating golf course/club grading, a conservation easement or covenant which shall run with the land, shall be recorded by the project proponent to obligate the proponent and any successors to maintain Cole Creek (as	of the oaks stands. Intrusion of golf course uses adjacent to the oak woodlands and other riparian habitat will unavoidably reduce the biological value and function of the oak woodland as habitat. The only feasible mitigation to reduce impacts to a level of non-significance is complete avoidance of grading and human activity in the vicinity of the oaks and riparian areas.

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		specifically defined in the easement or covenant) as natural open space in perpetuity. The project proponent shall receive written approval from the Corps of this easement or covenant prior to it being recorded.	
		B-7 Only native plant species shall be uses in plant palettes proposed for the corridor on the project site consistent with the Vegetation and Wildlife Habitat Management Plan.	
Visual Resources (see page 232)			
V-1	Grading and Development of Cole Canyon Creek Wash, Riparian Area North and Riparian Area South.	A mitigation plan has been prepared (see the Wetlands Mitigaton Area, Exhibit II-31) along with the appropriate 404/1601 permit applications which have been submitted to the respective agencies. The plan calls for the creation of 5.6 acres of wetlands to replace the 2.8 acre of wetlands removed by development. The wetlands will consist of 5 ponds within the golf course and will also be used to reduce water quality impacts from urban runoff.	Mitigated to a Level of Insignificance.
V-2	Potential glare production from the proposed commercial land use component blinding drivers along Clinton Keith Road.	Eliminate the use of gold or silver reflective glass in the design and construction of the proposed commercial use.	Mitigated to a Level of Insignificance.

	IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Visual Resources continued...			
V-3	Potential cumulative interference with the Mount Palomar Observatory.	Comply with Riverside County Ordinance 655, Mount Palomar Special Lighting Zone.	Mitigated to a Level of Insignificance.
V-4	Potential impacts related to grading and development of large lot residential homes in Planning Area 1 which is visible from I-15, Clinton Keith Road and Washigton Avenue.	Prior to approval of a tentative subdivision map, the project proponent shall demonstrate compliance with the Hillside Devleopment Ordinance (HDO) to the satifisfaction of the City of Murrieta. As part of the HDO submittal, and to help satisfy environmental review requirements for the tentative subdivision map, the project proponent shall provide photographic and/or computer generated exhibits (three-dimensional development simulation models) which effectively demonstrate the degree of visual alteration that would occur as a result of grading and development proposed in Planning Area 1.	Mitigated to a Level of Insignficance.
Flooding (see page 250)			
F-1	Increased storm flows entering on-site drainage courses and Murrieta Creek.	The Copper Canyon Drainage Concept Plan proposes flood hazard and drainage mitigation through on-site detention of storm flows in accordance with the directives of the City of Murrieta and the Riverside County Flood Control and Water Conservation District (RCFCWCD). Design details for the detention basins have been identified through specific engineering analysis, as part of a preliminary hydrology study.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Flooding continued...		
	The final hydrology study shall make appropriate provisions based upon final grading plans and subdivision maps to ensure that no net increase in runoff to downstream areas results. The study shall also provide for fair share participation by the project developer in any downstream, off-site system which are necessary and which the project contributes to. All required measures and improvements shall be in place prior to the issuance of building permits. The study shall conform to the following performance standards: ▸ All flows shall be conveyed in reinforced concrete pipes and trapezoidal concrete channels or natural creeks. ▸ The storm drains shall be sized assuming full flow for 90 percent of the friction slope, which would result in minor losses. The friction slope shall be the ground slope. ▸ 10-year design flow rates shall be used in sizing the proposed facilities. ▸ Hydrograph generated 100-year design flow rates shall be used in sizing facilities with greater than 300 acre tributary areas.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Flooding continued...		
	▸ The drainage systems shall be laid out so as not to divert any drainage from natural drainage courses and be contained within roadways (if any) as much as possible.	
	▸ RCFCWCD requires that the 10-year flow rates be contained below street curb lines of conveyed in storm drain pipelines. As standard construction practice, building pad elevations in the vicinity of drainage courses are normally placed at least one foot above the 100-year base flood elevation. However, because of the likelihood of unexpected flooding, building pads shall be placed at least two feet above the 100-year base flood elevation along site drainage courses to provide protection from unconfined regional overflows.	
	▸ Drainage facilities proposed within Planning Area 1, 2, 16 and 18 shall conform to directives of the HDO as specified in the following standards:	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Flooding continued...	Drainage courses to be retained in a natural state shall not be graded. Drainage course crossings and drainage course areas requiring side-slope protection shall use natural erosion control materials where feasible or treated with naturalizing landscape treatments such as the use of native rock, colorized concrete and native plant materials. Drainage control structures shall be placed in less visible locations. Drainage swales shall be located diagonally or curvilinear across the slope face and treated as specified above relative to erosion control materials. Minimize cross lot drainage unless it is required to minimize the amount of necessary grading.	
F-2 Long-term maintenance of flood control improvements as delineated in the proposed Drainage Concept.	Maintenance of the project drainage facilities is essential to the long-term viability of mitigation measures discussed above. Drainage facilities shall be maintained by a combination of entities. Storm drain systems within public rights-of-way will be maintained by RCFCWCD, the City's Community Service District or the City of Murrieta. The five detention basins will be maintained by the golf course operator or CSD. Other minor systems outside of public rights-of-way will be maintained by Community Services	Mitigated to a Level of Insignificance.

IMPACTS		MITIGATION		LEVEL OF SIGNIFICANCE AFTER MITIGATION
Noise (see page 261)				
N-1	Noise generation from project grading and construction activities.	a.	Construction shall not take place between 7:00 p.m. and 7:00 a.m. on weekdays; including Saturday, or at any time on Sunday or a Federal holiday.	Mitigated to a Level of Insignificance.
		b.	Grading and construction within 600 feet of the project boundary within Planning Areas 2, 3, 5 and 9 shall be limited to Monday through Friday, 8:00 am to 4:00 pm only.	
		c.	All construction vehicles or equipment fixed or mobile-operated shall be equipped with properly operating and maintained mufflers.	
		d.	Stockpiling and/or vehicle staging areas shall be located no closer than 600 feet from the project boundary within Planning Areas 2, 3, 5 and 9.	
N-2	Increased traffic noise along Clinton Keith Road from the project in combination with future growth.	Prior to approval of any subdivision maps for the Copper Canyon project, the developer shall coordinate with the City and developers of other major proposed projects whose traffic will contribute significantly to future noise levels along roadways in the area in providing mitigation of traffic noise impacts on existing residences. Specific mitigation shall include:		Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Noise continued…	a. Preparation of a detailed acoustical analysis determining precise needs for roadway attenuation. b. Construction of any improvements identified in the study as necessary to mitigate adverse impacts. c. A fair-share assessment of fee responsibilities among the major developers for construction of improvements, based on each major developments' contribution to traffic volumes along the impacted roadways.	
N-3 Traffic noise generated from the project and future development along Calle Del Oso Oro which exceeds 65 dBA CNEL.	For all areas within the buildout (post 2015) 65 CNEL roadway contours, residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Accomplishment of these standards is considered by the project acoustical engineer to be feasible. An acoustical study shall be prepared for the purpose of designing precise sound attenuation improvements under the supervision of a person experienced in the field of acoustical engineering. Evidence that the above standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Noise continued...		
	a. Prior to the recordation of a final tract map or prior to the issuance of Grading Permits, at the sole discretion of the City, an Acoustical Analysis Report shall be submitted to the City for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures.	
	b. Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of these structures required to satisfy the exterior and interior noise standards shall be submitted to the City for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project. The improvements required will likely include a combination of sound walls, berms and increased building setbacks.	
	c. Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with California Administration Code Title 25 regulation may be required by the City, to verify compliance with Sound Transmission Class (STC) and Impact Insulation Class (IIC) design standards.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Quality (see page 273)		
W-1 Water quality reductions during grading and construction.	Prior to the issuance of grading permits for the project, the applicant shall provide documentation to the City of Murrieta, indicating that all requirements of the CRWQCB have been met and the appropriate NPDES permits have been secured.	Mitigated to a Level of Insignificance.
W-2 Water quality reductions during project operation of the residential and commercial land use components.	The water quality management plan shall include the following specific Residential Source Control BMP's: • Public Education All catchment basins and drainage outlets shall be marked with a sign or stenciled with a warning advising residents not to dump wastes into the drainage system and shall be designed in accordance with the Murrieta Grading Manual. The project developer shall provide an information package to residents which details proper handling, storage and disposal of household hazardous materials. An example information package shall be submitted to the City concurrently with the submittal application for occupancy permits.	Mitigated to a Level of Insignificance

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Quality continued...		
	• Litter and Refuse Pick-up The CSD or a volunteer group (e.g. The Boy Scouts) shall periodically remove litter and refuse from streets, gutters and small scale drainage facilities.	
	• Hazardous and Non-Hazardous Waste Disposal Project residents shall be required to contract with a refuse hauling company to remove household garbage. Area within the parking lot of the proposed commercial site shall be set aside for use as a periodic household hazardous materials collection area.	
	• Street Sweeping A street sweeping program shall be initiated by the CSD at a minimum frequency of once every month during the months of October, November and December.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Quality continued...			
		• Storm Drain Maintenance The storm drain system shall be periodically maintained by the appropriate entity to remove silt and other materials from catchment basins, pipes and culverts. Flush water shall be routed to the water quality wetlands for treatment.	
W-3	Water quality reductions during project operation of the golf course land use components.	• The golf course irrigation system shall to greatest extent feasible limit runoff into the drainage courses. • The application of fertilizers, herbicides and pesticides shall occur only in accordance with manufacturer specifications relative to application concentration, timing, temperature and wind conditions.	Mitigated to a Level of Insignificance.
W-4	The long-term maintenance of the water quality wetlands.	Sediments and other materials located within the water quality wetlands will be subject to periodic removal and disposal to a certified landfill. Prior to removal, sediments shall be tested to ensure that any toxic materials do not exceed limits associated with local land fills. In the event that the sediments do exceed these standards, the removed sediments shall be disposed of in a land fill suitable to receive hazardous materials.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Quality continued...		
W-5 Increased waste water production from proposed development at the Santa Rosa Treatment Facility.	Increases in waste water production and revisions to waste water discharges at treatment facilities shall conform to all RWQCB permit conditions.	Mitigated to a Level of Insignificance.
Air Quality (see page 281)		
AQ-1 The potential for golf course grading operations to exceed the grading threshold of 177 acres per quarter.	Any golf course grading occurring during Phase 1 and Phase 2 shall not exceed 59.8 acres and 40.4 acres respectively. In no case shall any grading permit be approved by the City which would disturb more than ~~172~~ 177 acres per quarter or 2.6 acres per day unless the following mitigation measures are implemented. a. Enclose, cover, water twice daily or apply approved soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt. This will result in a 30% reduction in dust emissions. b. Water active grading sites at least twice daily. This will result in a 34% reduction in dust emissions.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...		
	c. All trucks hauling dirt, sand, soil or other loose materials are to be covered and should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer). This will result in a 7% reduction in dust emissions. The above measures will reduce dust emissions by a total of 71%. Therefore, with all measures implemented, an additional 122 acres per quarter or 1.8 acres per day can be graded over the 172 acres per quarter or 2.6 acres per day limit. These measures shall be confirmed to be in place by the City of Murrieta through field inspection at the time of grading permit implementation. All grading plans shall list the above measures in the construction notes. The construction manager shall be responsible for ensuring all measures are implemented.	
AQ-2 Pollutant emissions from mobile sources (motor vehicles) generated by the residential land use component.	a. Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions. b. Designate commercial uses within the specific plan for use by project residents. Results in a 1.3% reduction in mobile emissions.	All available measures have been put in place, however, an signficant adverse impact remains.

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...			
		c. Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions. The City of Murrieta shall review all site plans and subdivisions proposed for this project to ensure these measures are put in place, where applicable, prior to approval of occupancy permits by the project proponent or merchant builder. The City of Murrieta Traffic Engineer shall ensure traffic light synchronization based on City traffic monitoring and shall coordinate with the Riverside County Transit Authority for the establishment of bus routes and stops within the project site.	
AQ-3	Pollutant emissions from stationary sources (natural gas combustion and electricity use) generated by the residential land use component.	a. Implement Southern California Edison's "Welcome Home" program to provide energy saving components to all dwelling units which shall include built-in energy efficient appliances, double glass paned windows, energy efficient air conditioners, energy efficient lighting, low emission water heaters and wall and attic insulation above Title 24 standards. These measures result in reduced emissions from stationary sources by between 0.5% to 13.0% for the various pollutant types.	All available measures have been put in place, however, a signficant adverse impact remains.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...		
	b. Planning Area 11, if developed with condominiums, townhomes or duplexes, shall be constructed where appropriate with central water heating systems, energy efficient low pressure sodium parking lot lights and light colored roof materials. These measures result in a reduction in emissions of 0.5% to 9.0%. Proof compliance with Southern California Edison's Welcome Program during project structural and architectural design shall be submitted concurrently with building permit applications. The City of Murrieta shall review the site plan for Planning Area 11 to ensure compliance with the above design measures.	
AQ-4 Pollutant emissions from mobile sources generated by the commercial, elementary school and golf course land use components.	a. Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions. b. Designate residential uses within the specific plan who can use the nearby commercial facility. Results in a 1.3% reduction in mobile emissions. c. Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions.	All available measures have been put in place, however, an signficant adverse impact remains.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...		
	d. Apply a compressed 3/36 work schedule to all employees of the commercial facility and the golf club facility. Results in a 3.1% to 4.0 % reduction in mobile emissions.	
	e. Provide facilities to aid pedestrians in the site plan design. Results in a 0.2% reduction in mobile emissions.	
	f. The City shall give priority to a child care facility to locate within the commercial site. Results in a 0.1% reduction in mobile emissions.	
	g. Area within the commercial site for use as a park and ride facility shall be made available for purchase or lease by CalTrans if deemed appropriate. Results in a 0.1% reduction in emissions.	
	h. The City shall give priority to banks and restaurants to locate within the commercial site. Results in a 0.2% to 0.3% reduction in mobile emissions.	
	i. The commercial and elementary school site plans/building plans shall provide area for bicycle storage, lockers and showers for use by employees. Results in a 0.2% to 0.3% reduction in mobile emissions.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued..		
	j. A commuter information area shall be designated on the commercial site plan. Results in a 0.1% reduction in mobile emissions.	
	k. The elementary school parking lot shall have a designated car pool preferential parking area. Results in a 0.1% reduction in mobile emissions.	
	l. The City shall give priority to a restaurant facility to locate within the golf club site. Results in a 0.2% to 0.3% reduction in mobile emissions.	
	m. Patrons using the parking lot for the golf club facility shall be subject to visitor parking fees for single occupancy vehicles. Results in a 1.5% to 2.0 % reduction in mobile emissions.	
	The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure these measures are in place, where applicable, prior to approval of occupancy permits.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...		
AQ-5 Pollutant emissions from stationary sources (natural gas combustion and electricity use) generated by the commercial and elementary school land use components.	a. Store fronts and class rooms shall use double pane glass windows where appropriate. Results in a 2.5% to 3.5% reduction in emissions. b. All retail facilities, class rooms, offices and staff areas shall be equipped with energy efficient air conditioners, lighting fixtures and low emission water heaters. Results in a 1.0% to 19.0% reduction in emissions. c. All structures shall utilize light colored roof materials. Results in a 1.0% reduction in emissions. d. All structures shall be insulated with wall and attic insulation beyond Title 24 standards. The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure these measures are in place, where applicable, prior to approval of building permits.	All available measures have been proposed, however, an signficant adverse impact remains.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality continued...		
AQ-6 Production of dust (PM10) from automobiles on area roads.	The City of Murrieta should enact a street sweeping program with sweepers which use reclaimed water. Enact a county-wide measure doing the same. As derived from Table A9-9-B-1 of the 1993 Handbook, the measure provides a reduction from 0.33 lb per VMT to an average of 0.012 lb per VMT. Project residents and commercial operators should be subject to a fee assessment to implement this measure.	All available measures have been put in place, however, an signficant adverse impact remains.
Energy Resources (see page 309)		
E-1 The consumption of natural gas and electricity by the operation of the various land use components proposed.	The following site planning measures to maximize energy-efficiency shall be included where appropriate in site specific developments in the study area: a. Lots should be orientated to facilitate southern and northern exposures. b. Setbacks and height restrictions should facilitate solar access for all development types. c. Location of buildings to facilitate natural ventilation and cooling. d. Provision of shade trees in parking areas.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Energy Resources continued...		
E-2 The consumption of energy resources through space heating and air conditioning for buildings proposed within the commercial site as well as the golf club and the elementary school.	Measures shall be incorporated into the design of individual buildings, where appropriate, which will reduce the consumption of energy and the utilization of alternative energy sources, including the following: a. Use of fluorescent lighting rather than less efficient lighting. b. Installation of attic fans or other ventilation devices. c. Use of tinted or solar reflective glass on appropriate exposures. d. Use of heat-reflecting glass and drapery on all office window glass to reduce cooling loads where architectural restrictions permit. e. Use of active and/or passive solar energy systems for heating and cooling. f. Use of windowless walls for southern and western exposures. g. Use of air conditioning which will have a one hundred percent (100%) outdoor air economizer cycle to obtain free cooling during cool and dry outdoor climatic periods.	Mitigated to a Level of Insignificance.

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Energy Resources continued...			
		h. Use of individual meters versus multiple meters to encourage conservation of energy.	
		I. Lighting switches and multi-switch provisions for control by occupants and building personnel to permit optimum energy use.	
		j. Solid state control console linked to a control system to perform energy conservation functions such as automatic temperature reset, start/stop time programming of motor equipment, data logging of energy consumption and maintenance and service scheduling.	
		k. Public area lighting, both interior and exterior, should be time controlled and limited to that necessary for the safety of persons and property.	
E-3	The consumption of gasoline by motor vehicles used by occupants of the various land use components.	See Mitigation AQ-3 in the air quality discussion.	Mitigated to a Level of Insignificance.
E-4	The consumption of energy resources through space heating and air conditioning for the residential component of the project.	See Mitigation AQ-2 in the air quality discussion.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Agricultural Resources (see page 312)		
The implementation of the proposed specific plan will result in the loss of 133.6 acres of Class I and II soils. The California Environmental Quality Act (CEQA) identifies the loss of any Prime Farmland as a significant impact. Since the Class I and II soils found on-site may appear to meet the definition of Prime Farmland, the loss of the soils to urban uses can be considered significant.	No mitigation is available on single project basis to mitigate the loss of Class I and II soils.	The City's General Plan EIR has identified the conversion of these agricultural lands as a significant, unavoidable adverse impact. The project, by being consistent with the land use policies of the General Plan, would contribute to the overall loss of agricultural lands within the City. Therefore, an unavoidable adverse impact should be identified relative to this issue since the City has the authority to establish land use policy.
Paleontological Resources (see page 316)		
P-1 The potential destruction of fossil resources during project grading.	The applicant shall retain a qualified paleontologist to develop a plan to mitigate impacts to paleontologic resources which shall include the following: a. Monitoring of grading, trenching and excavation in Planning Areas 3,4, 5, 6, 7,8,10, 12 and 18 which are underlain with geologic units identified as likely to contain paleontologic resources (Bedford Canyon Formation and Pauba Formation) by a qualified paleontologic monitor. The monitor shall be equipped	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Paleontological Resources continued...		
	to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil mammals. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.	
	b. Preparation of recovered specimens to a point of identification, including washing of sediments to recover small vertebrates.	
	c. Identification and curation of specimens into a museum repository with retrievable storage.	
	d. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency, signifies completion of the plan to mitigate impacts to Paleontologic Resources.	
	e. Because of the small nature of some fossils present in these rock units, matrix samples should be collected for processing through fine mesh screens.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Paleontological Resources continued...		
	f. Provisions for preparation and curation shall be made before fossils are donated to their final repository.	
	g. All fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the San Bernardino County Museum.	
Cultural Resources (see page 321)		
HP-1 Implementation of the proposed project will result in significant adverse impacts to several archaeological sites which were determined by the archaeological consultant to be important historical resources. These sites are: CA-RIV-1139, CA-RIV-1139a, CA-RIV-1283 and CA-RIV-2815.	**HP-1a:** CA-RIV-1139 - This site shall be avoided to the greatest extent feasible. The core area of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet, or by fencing off the area. If fencing is used, the core area of the site shall be secured at all times. No recreational trails shall be allowed within the core area of this site. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection (Phase III) to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is	Mitigated to a Level of Insignificance

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. A qualified archaeologist, approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	
	HP-1b: CA-RIV-1139a - The site shall be avoided to the greatest extent feasible. The core of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet. No recreational trails shall be allowed within the core area of CA-RIV-1139a. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of forty to fifty controlled, 1X2 meter excavation units as well as mapping and surface collection of the impact area. A qualified archaeologist approved by the City and a Native American observer from the	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	
	HP-1c: CA-RIV-1283 - The site shall be avoided to the greatest extent feasible. The site shall be avoided and preserved through project design which includes a proposed park in the area. Capping with sterile, imported soil to a depth of one to two feet is recommended. Areas of the site which cannot feasibly be avoided shall be the subject of archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	HP-1d: CA-RIV-2815 - This site shall be avoided to the greatest extent feasible. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection in areas to be impacted by grading and development of the 14th hole. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist and Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with grading and/or development activities within 200 feet of the site area.	
	HP-1e: For all mitigation activities associated with sites CA-RIV- 1139, CA-RIV-1139a, CA-RIV-1283 and CA-RIV-2815, a research design document prepared by a qualified archaeological consultant shall be required prior to excavating. This research design shall be prepared in accordance with CEQA and shall outline: 1) the requirements for preservation or mitigation of all significant resources; 2) a plan for addressing the potential for human remains recovered during	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	mitigation procedures; 3) negotiations for a curation agreement with an appropriate local facility for the repository of all cultural materials such that they may be accessed by future researchers; and 4) outline the significant research questions to addressed through excavation activities at the site(s), as well as through archival and ethnographic research. The research design will be submitted for a voluntary peer review solicited of an archaeologist registered with the County of Riverside. The project proponent shall be required to pay all cultural resource recovery costs. **There shall be consultation with the Pechanga Band prior to further archaeological work regarding the significance of these Native American sites and the methods that will be employed. Preserve and protect Cole Canyon village complex as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed and by locating and curating the artifacts already collected from the village site at an appropriate regional facility or a museum within the City. Repatriation of sacred or religious items and human remains to the Pechanga Band shall be initiated when the collections are located and after archaeological research is completed per the Native American Graves Protection and Repatriation Act.**	

	IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
HP-2	Grading and subsequent development of the proposed project with 200 feet of identified cultural resource areas within Cole Canyon has the potential to further disrupt or destroy these resources.	**HP-2a:** Archaeological monitoring shall occur for any earth moving activity with 200 feet of CA-RIV-1139, -1139a, -1279, -1283, -2808, -2809, -2810, -2811, -2812, -2813, -2814 and -2815. The monitoring program shall be conducted by a qualified archaeologist and a Native American observer, who shall be present during all surface disturbance activity. In the event that cultural resources are discovered during these activities, the project archaeologist shall have the power to halt or redirect excavation equipment in order to evaluate the cultural deposit. All potential cultural findings shall be evaluated in accordance with standard practice and applicable regulations. Work shall be halted until such time as the archaeologist has evaluated the find and made recommendations for further mitigation of the resource, if any. Upon completion of the monitoring program, a final report shall be prepared documenting the results of the monitoring. **HP-2b:** A pregrading conference shall be held with the project archaeologist and the project proponent's contractors, to clarify monitoring specifications. **HP-2c:** The project site shall be monitored by a qualified archaeologist and Native American observer on a quarterly basis until the project site is fully developed. A quarterly report, to be prepared with property owner funding, on the condition of the cultural resource sites, the protective measures that are in place and any remedial measures necessary, shall be prepared	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	and submitted to the City Planning Department. The monitoring provision shall be indicated on all property title documents with full disclosure of the cultural resources located on the property and the owner's responsibility in preserving the cultural resources on the project site.	
HP-3 Impact: Implementation of the proposed project would result in the loss or depletion of cultural resources that are uniquely important to the local Native American population; that represent an identified significant cultural resource to the City of Murrieta; and that have the potential to contribute significantly to the understanding of the history of California. As one of the few remaining identified ethnohistoric villages known to still be in existence in Southern California, all of the Cole Canyon sites, including those which have been considered as "non-significant" activity loci of the larger habitation area, collectively represent a complex of important, non-renewable cultural resources that are significant in Native American history and in the history of California.	**HP-3a:** To the extent feasible, the local Native American community, represented by the Pechanga Reservation of Luiseno Indians, shall have reasonable access to the site areas that are recognized as important to their community, such as the area identified as containing burial, or sacred, ceremonial areas. The people of Pechanga shall be given reasonable access to all information pertaining to the sites, and shall be consulted regarding all future developments within Cole Canyon and shall be asked to participate as monitors during any archaeological excavations or monitoring programs conducted at the sites.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	HP-3b: The village complex of 'Avaa'ax is listed in the Murrieta General Plan as an important historical resource within the City; City policy regarding significant cultural resources includes measures that should apply in mitigating the sites in Cole Canyon. The following mitigation is consistent with the policy direction in the Conservation and Open Space Element of the Murrieta General Plan. The project archaeologist, in coordination with the project proponent and the City of Murrieta, shall pursue the nomination of the Cole Canyon Village complex to the California Register of Historic Resources and/or the National Register of Historic Places as part of the final mitigation program for cultural resources. **The Cole Canyon Village complex shall be preserved and protected as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed, and by locating and curating the artifacts collected at an appropriate regional facility or a museum within the City. Repatriation of sacred or religious items and human remains to the Pechanga Band shall be initiated when the collections are located and after archaeological research is completed per the Native American Graves Protection and Repatriation Act.**	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
HP-4: Impact: Surface disturbance or earth removal activities associated with development of the project may result in the accidental discovery of cultural materials and/or human remains.	**Hp-4a:** In the event that cultural materials are discovered during any earth moving or disturbance activities, the project proponent's contractors shall cease or redirect all earth removal or disturbance activities immediately and notify the project archaeologist and the City Planning Department. This halt work condition shall be in effect until such time as the archaeologist has evaluated the find and made recommendations to the project proponent regarding further mitigation of the deposit, if any. **Hp-4b:** In the event of discovery of human remains during construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie human remains until the City Planning Department and the Riverside County Coroner have been contacted and: (1) the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required, and	Mitigated to a level of insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Cultural Resources continued...		
	(2) if the remains are of Native American origin, (a) the Native American Heritage Commission is contacted within 24 hours of the discovery, and (b) the most-likely descendants from the deceased Native Americans have made a recommendation to the landowner, or the project proponent, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided for in Public Resources Code Section 5097.98. **(3) during grubing, clearing and grading at the site there shall be tribal monitors in place to insure that ancestral remains are protected and dealt with in a dignified manner if any are uncovered.**	
Socio-Economics (see page 353)		
The 1,027 dwellings proposed create a demand for 164 jobs in the region. Since the project would exceed this demand by creating 538 jobs, the project conforms to the Air Quality Management Plan/State Implementation Plan. This increase in population when combined anticipated growth will require additional City services as described in the appropriate sections of this document. As indicated in the discussion of fiscal considerations, the revenues generated by the project will more than off-set the cost of providing additional services.	None Proposed.	Insignificant

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Socio-Economic continued...		
The proposed project is consistent with the Murrieta General Plan in terms of land use designations.		
Land Use (see page 357)		
The Copper Canyon project will result in a substantive change in the character of the 579 acre site. The majority of the project site will be mass-graded and developed with residential neighborhoods, a commercial site, golf course and club, conference facility, parks, and appurtenant improvements such as roadways, infrastructure and utilities. The project will lead to an extension of the existing urbanizing trend of the City of Murrieta which is tending to grow along major transportation corridors such as Clinton Keith Road. The land use plan proposed is largely in character with the urbanizing trend of the vicinity. The residential products and lot sizes proposed are also similar in nature to the nearby subdivisions to the north and west based on the General Plan land use designation of 2.1 to 5.0 dwelling units per acre for the surrounding areas within the City and the proposed project which proposes development at 3.5 dwelling units per acre which falls within that range.	None Proposed.	Insignificant.

IMPACTS		MITIGATION		LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation (see page 377)				
TC-1	Automobile traffic generated from the various land use components within the project site.	a.	Project roadways shall be aligned and sized as illustrated on Exhibit II-49.	Mitigated to a Level of Insignificance.
		b.	Construct Clinton Keith Road adjacent to the project site to its ultimate half-width section as an arterial highway with a right-of-way of 100 feet in conjunction with on-site development.	
		c.	Construct Calle Del Oso Oro within the project site to its ultimate full cross-section as a secondary highway with an 88 foot right-of-way in conjunction with on-site development. If adjacent development does not concurrently complete Calle Del Oso Oro to Washington Avenue, a 34 foot minimum width paved section shall be constructed.	
		d.	Construct Vineyard Avenue within the project site to its ultimate cross-section width as a secondary highway in conjunction with on-site development.	
		f.	Traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project and other development.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation continued...			
		g. Sight distance at each intersection shall be reviewed with respect to standard CalTrans/County of Riverside/City of Murrieta sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	
TC-2	Traffic generation from the various proposed land use components using off-site roadways for vehicle trips during project operation.	a. Prior to tract map approval, the project proponent shall include its fair share of mitigation of the project's 2005 traffic impacts as identified by the City traffic model run. The year 2005 traffic run will be required to coordinate the project's traffic impacts with cumulative impacts within the City which will be run for that year for consistency relative to level of impacts. A fee program shall be established within the study area to provide for the improvement of key roadway links and interchange facilities. This shall be accomplished by the City. It is anticipated that lane improvements to the following intersections would be necessary as follows: • I-15 northbound ramps at Clinton Keith Road: Add eastbound left turn lane. • I-15 southbound ramps at Clinton Keith Road: Add southbound right turn lane, add eastbound right turn lane, add westbound left turn lane.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation continued...		
	• Washington Avenue at Clinton Keith Road: add northbound left turn lane, add southbound left turn lane, add eastbound left turn lane, add eastbound through lane, add westbound left turn lane, add westbound through lane. • Grand Avenue at Clinton Keith Road: add eastbound left turn lane, add west bound left turn lane. • Calle Del Oso Oro at Clinton Keith Road: add westbound left turn lane.	
	b. Participate in the phased construction of off-site traffic signals through payment of established fees. The traffic signals required within the study area at build out should specifically include an interconnect of the signals to function in a coordinated, timed system. It is expected that traffic signals will be required at the following intersections: • I-15 northbound and southbound ramps from Clinton Keith Road. • Washington Avenue and Clinton Keith Road	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation continued...		
	• Grand Avenue at Clinton Keith Road • Club View Drive at Clinton Keith Road • Calle Del Oso Oro at Clinton Keith Road	
	c. Development monitoring shall be enforced throughout the study area by the City of Murrieta as follows: Traffic impact study reports shall be provided with submittal of each tentative tract map or plot plan as required by the City of Murrieta. In addition, the Riverside County Congestion Management Plan (Camp) requires preparation of a Traffic Impact Analysis (TIA) for development proposals which meet the Camp threshold of 200 peak hour trips on the Camp system of highways as determined by local agency staff. The required format for each traffic impact study report will be determined by the City of Murrieta. The City shall	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation continued...		
	determine whether the subsequent tract map or site plan requires Camp analysis and shall apply the appropriate Camp format for the TIA. The format of the TIA shall be prepared to address both Camp guidelines and City concerns as outlined in a preliminary meeting with all affected agencies in accordance with Camp TIA guidelines. If an impacted intersection is estimated to exceed City service level standards as provided by the General Plan, then appropriate link and intersection improvements shall be required to be presented for City staff review . A deficiency plan shall also be prepared for any Camp covered facilities operating at a deficient level of service as delineated in the Camp. All Camp facilities shall operate at a Level of Service of "E". The improvements needed to maintain the City General Plan service level standards shall be in place prior to	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation continued...		
	occupancy of the relevant development phase. Improvements which are included in an adopted fee program will be provided by a fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvement directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation.	
Public Facilities and Services		
Water Service (see page 392)		
PF-1 Placement of the various proposed land use components will require the extension of water lines within the project site and will require the connection and construction of these facilities to off-site facilities.	On- and off-site water facilities shall be installed and funded consistent with the existing Owners Participation Agreement (OPA), Assessment District Number 2 and the project proponent. Development of the proposed project will require the installation of the water system as described in the preceding section. Development of this	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Service continued...		
	system shall be the responsibility of the project proponent and shall adhere to the respective purveyor's standards, requirements as well as City General Plan policies and fees (potentially including annexation and hook-up fees). With direction from the City of Murrieta the project proponent shall, as necessary, coordinate activities with other development projects in the vicinity to establish funding sources for regional facilities and to develop a functional and economically viable water delivery and storage system.	
PF-2 Increased demand of water resources by the various land use components proposed could result in wasteful water uses.	The following landscape/water conservation techniques shall be employed: a. Landscape with low water-using plants (now required under AB 325). b. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, required warm season grasses.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Service continued...		
	c. Group plants of similar water use to reduce over-irrigation of low-water-using plants.	
	d. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.	
	e. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.	
	f. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their preservation saves water needed to establish replacement vegetation.	
	g. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Service continued...		
	h. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.	
	i. Grade slopes so that runoff of surface water is minimized.	
	j. Use reclaimed waste water, stored rainwater, or grey water for irrigation of the golf course.	
	k. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.	
	l. Preserve Cole Creek and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.	
	m. To aid in ground water recharge, preserve flood plains such as Cole Creek and aquifer recharge areas as open space.	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Sewer Service (see page 397)		
PF-3 The generation of waste water from the operation of the various proposed land use components.	a. On- and off-site sewer collection facilities shall be installed and funded in accordance with the OPA and the requirements of RCWD. The Copper Canyon project through this process, will be required to participate in funding its fair share of sewer facilities as a condition of approval of the Specific Plan. The project will require the development of a sewage collection system subject to the approval of the service purveying entities as described in the previous section. The development of this system shall adhere to the respective purveyor's standards, requirements as well as General Plan standards and fees (potentially including annexation and hook-up fees). With direction from the City of Murrieta the project proponent, as necessary, shall coordinate activities with other development projects in the vicinity to establish funding sources for regional facilities and to develop a functional sewer collection system for the vicinity.	Mitigated to a Level of Insignificance

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Sewer Service continued...			
PF-4	The increased use of water resources in waste water production, conveyance and treatment.	The conservation measures identified under the discussion on water shall be incorporated into the design of the project to reduce effluent flow.	Mitigated to a Level of Insignificance.
PF-5	The increased production of sludge at the Santa Rosa Waste Water Treatment Facility.	Proper facilities for the disposal of sludge and necessary treatment facility expansion and NPDES permit revisions through the Regional Water Quality Control Board shall be ensured through water and sewer hook-up fees.	Mitigated to a Level of Insignificance.
Fire Service (see page 402)			
PF-6	The placement of new residential and commercial structures within the project site will necessitate an increase in fire protection equipment and personnel.	The project has contributed to the funding of the Bear Creek Fire Station, which has already been built, under the previously approved Joaquin Ranch Specific Plan. Fire mitigation fees in the amount of $400 per dwelling unit or adopted fees at the time a subdivision is approved will be offset against the funds already collected and used.	Mitigated to a Level of Insignificance.
PF-7	Exposure of structures, residents and commercial operation patrons to structure fires and wildland fires.	a. The circulation system and boundary access points within the proposed project have been designed to provide access for all fire fighting apparatus and personnel to all planning areas.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Fire Service continued...		
	b. Fuel modification buffers, which are landscaping treatments to reduce the spread of fire, shall be implemented as designed for the specific plan, subject to final City and MFPD review.	
	c. Commitment letters from the County Fire Department and/or Murrieta Fire Protection District and the water purveyor shall be provided and shall address their ability to provide needed water storage, distribution and fire flow for the project site.	
	d. All structures constructed within this development shall conform to City of Murrieta Codes and Ordinances and General Plan policies.	
	e. Fire Sprinklers shall be included in units immediately adjacent to open space areas and/or as required by the Murrieta Fire Protection District.	
	f. The design of the dwelling units shall incorporate smoke alarms, fire resistant materials, etc., as required.	

IMPACTS		MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Police Service (see page 407)			
PF-8	Increased crime associated with an increase in population brought about by the occupancy of proposed residences and the presence of the proposed commercial facility.	a. Fencing treatments shall be placed along the property boundary to secure access along the property perimeter. b. A neighborhood watch program shall be enacted through the property owners association or similar group throughout the specific plan area to further discourage illegal activities. c. The Murrieta Police Department shall routinely review commercial and residential development plans in order to ensure the inclusion of proper security design measures.	Mitigated to a Level of Insignificance.
Open Space and Recreation (see page 409)			
PF-9	Insufficient active park sites to serve the population generated by the project.	The project proponent shall dedicate and develop up to 1.28 acres of active park area within the project site or pay prevailing park fees. Proof of compliance with City standards shall be submitted concurrently with the first subdivision map.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Schools (see page 414)		
PF-10 The project will generate 863 students to the MVUSD.	The project proponent shall pay school impact fees consistent with the provisions of the existing agreement. A 12.7 acre elementary school site has been provided within the project site. The school is scheduled for construction during the first phase of development and will be funded by the Murrieta Unified High School District through per unit fees paid by the project and/or other methods as identified in the above mentioned agreement.	Mitigated to a Level of Insignificance.
Solid Waste (see page 418)		
PF-11 The long-term generation of solid waste for disposal in area landfills which will decrease the useful life of the disposal facilities.	The City of Murrieta is currently working on an Integrated Waste Management Plan and regulations derived therefrom will be applicable to the project. The cost of the disposal of the solid waste will rest on the private property owners and not on the County of Riverside or City of Murrieta. The solid waste haulers that have been contracted to serve Murrieta will provide their customers with recycling bins such as: green waste (lawn clippings, shrubbery clippings etc..), newspapers,	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Solid Waste continued...		
	miscellaneous recyclable materials (glass, plastic and aluminum) and will also dispose of motor oil. If any significant land filling activity is discovered as a result of this project, the Local Enforcement Agency (County Health Dept.-Solid Waste) shall be notified prior to burial or removal. **Construction waste shall be converted with grinders either on-site or at a wood recylcing facility.** **Wastes produced by the golf course shall be composted on-site or hauled to an approved composting facility.**	

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Libraries (see page 420)		
PF-12 The residential component of the project will increase the demand for library services and facilities.	The City of Murrieta currently does not have a set mitigation fee for libraries. However, the City of Murrieta is presently collect RSA fees (County set) for libraries. The County set fees indicate that the developer shall contribute to the library preservation and expansion program through the payment of the Library Impact Mitigation Fee required through County Conditions of Approval. Prior to issuance of building permits the project proponent shall contribute to the Riverside County Library preservation and expansion program through payment of a one-time Library Impact Mitigation fee of $100 per dwelling unit. The project will generate approximately $ 106,700 to offset impacts to the public library system.	Mitigated to a Level of Insignificance.

IMPACTS	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Airports (see page 425)		
PF-13 The placement of residences and school facilities within an areas of potential aircraft crash and noise hazard area.	Building permits for any structure for human occupancy to be located within Zone 1 or 2 of the Bear Creek Airport Influence Area shall not be granted until such time that the airport is no longer in operation or such time as the Airport Land Use Commission or the City of Murrieta Planning Department deems that the zones no longer apply. The operation of the golf course within the areas of influence shall be allowed while the airport is in operation. Also, other necessary actions, including, but not limited to, tentative and final parcel map and tract map approval, plot plan approval and grading plan approval and implementation shall not be encumbered within the zones of influence while the airport is still in operation.	Mitigated to a Level of Insignificance

II. LIST OF PERSONS, ORGANIZATIONS AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR

II. *LIST OF PERSONS, ORGANIZATIONS AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR*

During the 45 day public circulation period for the Copper Canyon Specific Plan draft EIR which extended from August 18, 1995 to October 2, 1995, comment letters were received from public agencies, local interest groups and citizens concerning the document. Each letter has been divided into comments and each comment has been given a corresponding letter.

Comments are coded by abbreviation of the name of the commenting entity followed by a number as shown below. For example , the first comment from the Riverside County Department of Environmental Health would be identified as DEH-1. Responses corresponding to the numbered comments follow each of the letters and are included in Chapter III. When responses to comment have resulted in changes to the EIR, the changes are shown or referenced within the response.

Letter	Commenting Entity	Comment Code
A.	County of Riverside, Department of Environmental Health	DEH
B.	County of Riverside Planning Department	CRPD
C.	City of Temecula Planning Department	CTPD
D.	Endangered Habitats League	EHL
E.	Southern California Association of Governments	SCAG
F.	California Department of Transportation	CALTRANS
G.	URGE	URGE
H.	The Nature Conservancy	TNC
I.	Craig W. Mayer	CWM
J.	Elsinore-Murrieta-Anza Resource Conservation District	RCD
K.	Bear Creek Master Association	BCMA
L.	Friends of the Santa Margarita River	FSMR
M.	Pechanga Indian Reservation	PIR

N.	Riverside County Waste Resource Management District	WMRD
O.	Riverside County Transportation Department	RCTD
P.	Rancho California Water District	RCWD
Q.	James Marple	JM

III. RESPONSE TO COMMENTS

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: August 29, 1995

TO: CITY OF MURRIETA PLANNING DEPARTMENT
ATTN: Bud Gray, Consultant Planner

FROM: JCS JOHN C. SILVA, P.E., Senior Public Health Engineer

RE: COPPER CANYON - Notice of Preparation of Draft EIR

DEH-1

WATER/SEWER: **John C. Silva, P.E., Senior Public Health Engineer, Department of Environmental Health**

~~No comments at this time. Our comments of July 24, 1995 still remain.~~

SOLID WASTE: **Chuck Strey, P.E., Civil Engineer**

No comments at this time. Our comments of July 24, 1995 still remain.

If you should have any questions regarding the above, please do not hesitate to contact me.

JS:dr
(909) 275-8980

CITY OF MURRIETA
SEP - 1 1995
RECEIVED
PLANNING DEPT.

A. County of Riverside Department of Environmental Health (DEH)

DEH-1:

Comment acknowledged.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Aleta J. Laurence
Director of Planning

September 1, 1995

City of Murrieta
Attn. Bud Gray, Consultant Planner
26442 Beckman Court
Murrieta, CA 92562

CITY OF MURRIETA
SEP - 6 1995
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Subject: **Copper Canyon Specific Plan and Draft EIR**

Dear Mr. Gray:

CRPD-1 The Riverside County Planning Department has reviewed the Copper Canyon Specific Plan and Draft EIR and has no comments at this time. The Planning Department appreciates the opportunity to comment on this proposal.

Sincerely,

Michael Harrod

Michael Harrod, Senior Planner

cc.: Aleta J. Laurence, AICP, Planning Director

Post-It™ brand fax transmittal memo 7671	# of pages ▸ 8.
To Ernest Egger	From Bud Gray
Co. Urban Logic	Co. Murrieta
Dept.	Phone # 698-1040
Fax # 676-3054	Fax # 698-4509

B. County of Riverside Planning Department (CRPD)

CRPD-1:

Comment Acknowledged.

CITY OF MURRIETA
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City of Temecula

43174 Business Park Drive • Temecula, California 92590 (909) 694-1989 • FAX (909) 694-1999

September 7, 1995

Bud Gray
City of Murrieta
26442 Beckman Court
Murrieta, CA 92562-8850

Subject: Response to Copper Canyon Draft Specific Plan/EIR

Dear Mr. Gray:

CTPD-1

The City of Temecula appreciates the opportunity to comment on the Copper Canyon Specific Plan and Environmental Impact Report. We have reviewed these documents with an emphasis on their impacts to the City of Temecula. Since the subject project is not located on a common boundary with the City, our comments are limited to the issue of potential soil erosion and the impacts to Murrieta Creek. The magnitude and variability of precipitation the region has experienced in the past few seasons, along with the severe flooding of Murrieta Creek in 1992 is of concern to the City of Temecula. It is in the City's interest to insure that up-stream properties control erosion and runoff to prevent a reoccurrence of the flooding.

Numerous mitigation measures found in the EIR have been suggested to control erosion on the graded portions of the site. One such mitigation measure, G-6,c., states that " Graded pad areas not under construction by the month of December shall be covered with erosion control sheeting or treated with a native, drought-tolerant hydroseed mix." The City would request that this mitigation measure be modified to have this level of protection begin in October or November to more closely coincide with the rainy season. Mitigation measure G-7,b. notes that the potential for erosion hazard due to rain storms begins on October 15 th. We concur that the potential for erosion due to rain storms begins before the month of December and request that mitigation measure G-6,c. be modified accordingly.

Should you have any questions regarding this letter please call me or Stephen Brown at (909) 694-6400.

Sincerely,

Stephen Brown for

Debbie Ubnoske,
Planning Manager

R:\PLANNING\MURRITA.EIR 9/7/95 vsg

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To ERNIE EGGER	From Bud Gray
Co.	Co. Murrieta
Dept. 676-1944	Phone # 698-1040
Fax # 676-2054	Fax # 698-4509

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C. City of Temecula Planning Department (CTPD)

CTPD-1:

Mitigation measure G-6,c shall be revised in the Final EIR Impacts and Mitigation Matrix as well as the Mitigation Monitoring Program to indicate graded pad covering shall take place on October 15 instead of December.

CITY OF MURRIETA
SEP 27 1995
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PLANNING DEPT.

ENDANGERED HABITATS LEAGUE
Dedicated to the Protection of Coastal Sage Scrub and Other Threatened Ecosystems

Dan Silver • Coordinator
8424A Santa Monica Blvd. #592
Los Angeles, CA 90069-4210
TEL/FAX 213•654•1456

Sept. 25, 1995

Bud Gray
City of Murrieta Dept. of Community Development
26442 Beckman Court
Murrieta, CA 92562-8850

RE: Copper Canyon Specific Plan Draft Environmental Impact Report (SCH# 95072128)

Dear Mr. Gray:

The Endangered Habitats League is an organization of Southern California conservation groups and individuals dedicated to ecosystem protection, improved land use planning, and collaborative conflict resolution. We wish to enter the following comments into the record:

1. <u>The project is not accurately described or analyzed.</u>

EHL-1 In a fundamental way, the DEIR mischaracterizes the project: it does not disclose plans to dedicate a municipal golf course to the City. *The municipal golf course is a new and different project, requiring its own environmental review under CEQA.* This is because its basic project purposes and rationales, as well as any justifications for significant and unmitigated impacts, all become different. A project-serving and owned golf course is part of the fiscal and marketing design of the housing project. A municipal golf course has entirely different purposes, public trust obligations, fiscal structure, and mitigation capacities. Any analysis of impacts, their feasible avoidance and mitigation, and any over-riding considerations issued, will consequently be dissimilar. None of these fundamental distinctions are disclosed or analyzed in the DEIR. The municipal golf course should therefore, for CEQA review, be treated as a separate project.

2. <u>Biological impacts are inadequately disclosed and mitigated.</u>

2a EHL-2 The property proposed for development borders on the Santa Rosa Plateau Ecological Reserve; its habitats of riparian vegetation, coastal sage scrub, mixed chaparral, and annual grassland form part of a functioning and diverse natural community. The extensive wildlife values of this site are documented in the species lists. Unfortunately, the DEIR analysis fails to treat the natural community in a holistic manner, and instead picks out rare and sensitive elements. To the contrary, however, CEQA Guidelines state that a significant impact is one which substantially diminishes habitat for fish, wildlife, and plants - *not just sensitive species*. What are the impacts of diminishing the entire mosaic of habitats, including mixed chaparral, in view of their being part of a large block of biologically-viable open space? What feasible avoidance and mitigation measures can be taken to reduce these impacts to the host of species impacted, such as the Category II species on page 220?

2b The treatment of the riparian and wetland habitats is particularly deficient: the string of stream-side vegetation is piecemealed out of its complex of adjoining habitats as though it existed in isolation. If adjacent upland habitats are converted to housing development and golf course,

what will be the impact to those species associated with the riparian and wetland zones? How will food supply and foraging be impacted? How will nesting behavior be impacted by human activities, golf, noise, and an altered environment next door? What data is available on the long-term biological diversity of other riparian zones in Southern California, or elsewhere, which have been converted to remnant strings in a golf course? What wildlife values will persist in the riparian and wetland zones in the long-term? These questions should, for example, be answered for the list of bird species (page 181).

2c Thus, the document assumes, *without any supporting rationale*, that preserving the string of vegetation along the creek, in conjunction with the on-site mitigations proposed, will preserve the riparian natural community. Given the failure to disclose the actual direct and indirect impacts to riparian and wetland species from relegation to life on a golf course, and the complete absence of evidence to substantiate the implied claim of persistence over the long term, the document is fatally deficient in its disclosure of biological impacts and their mitigation.

2d The on-site riparian and wetland restoration proposed as compensation suffers from the same lack of supporting rationale. What evidence is there that such islands of restored habitat in the middle of a golf course and housing development maintain the wildlife values which were lost when the intact community was disrupted? For example, what data exists to show that the list of bird species given on page 181 will persist in the restoration sites or breed there? No-net-loss of vegetation *per se* should not be confused with net loss of ecological and wildlife values.

2e Regarding the wetland mitigation sites, have flood control or water retention features been counted as wetlands mitigation? If so, what wildlife values will persist on these features compared to those impacted, and how does this constitute mitigation? Also, what is the *exact* nature of the bullfrog and feral animal programs, and what evidence is there that these will be successful? What if they are not successful, and, for example, bullfrogs spread upstream to red-legged frog habitat?

2f There is thus no substantial evidence that adequate mitigation has been performed for either the direct loss of riparian and wetland habitats or the indirect impacts from conversion of adjoining upland habitat to golf course, clubhouse, and housing. If there is indeed insufficient scientific data to support the adequacy of the mitigations proposed, then alternative mitigation must be formulated, such as preservation or restoration of *intact* riparian and wetland systems *off-site*. Is such off-site mitigation not feasible, and exactly why?

2g Impacts to oak woodlands are described as significant and unmitigated, yet no off-site mitigation is proposed. Is it infeasible, and exactly why?

2h Regarding wildlife corridors, the document does not provide sufficient detail to judge the adequacy of the route, especially for the stream crossing sites on the golf course and across roads. What barriers to movement for a representative range of target herpetological and mammalian species are expected? How is road kill to be avoided or mitigated?

2i While these comments do not focus on water quality, the ability of the proposed mitigations (page 277) to remove "virtually all" pollutants, pesticides, herbicides, etc., is not documented.

2j In summary, many impacts, such as to riparian species, the total biotic community, and wetlands remain *significant and adverse* due to inadequate mitigation.

EHL-3 3. <u>The Alternatives analysis is inadequate.</u>

In general, the project as proposed dedicates very little buildable land as natural open space. It is of particular interest that a prior project proposed for the same site (see Appendices) planned the Cole Creek area as *natural open space*. The Reduced Scope alternative is ambiguous as to its

sparing of the Cole Canyon area, as it allows housing within 100 feet of the creek. To what extent does the reduced scope alternative substitute housing for golf course? An alternative which fully and definitively spares the sensitive Cole Creek resource area should be identified as environmentally superior and fully analyzed.

4. Impacts are not avoided to the extent feasible.

No reasons, such as a fiscal analysis, are given for rejection of a biologically superior alternative which avoids the Cole Creek area. There is also no discussion as to why a municipal golf course is needed. Why does such a golf course justify significant and unmitigated impacts to riparian and wetland resources? It has thus not been demonstrated that the project avoids biological impacts to the extent feasible.

EHL-4

In conclusion, the municipal golf course should be treated as a separate project. There are also significant undisclosed and unmitigated biological impacts. The most obvious remedy is to preserve the most sensitive part of the site - the Cole Creek habitat area - as permanent, natural open space. This would provide a major, lasting public benefit. Contrary to the superficial DEIR, there is no evidence that the Cole Creek riparian and wetland community will survive in isolation on a developed golf course or in water features, and significant adverse impacts to endangered species such as the least Bell's vireo remain.

Thank you for considering our comments.

Sincerely,

Dan Silver

Dan Silver,
Coordinator

cc: Calif. Dept. of Fish and Game
U.S. Fish and Wildlife Service
Elsinore-Murrieta-Anza Resource Conservation District
U.S. Army Corps of Engineers
Regional Water Quality Control Board
California Environmental Law Project
Interested parties

D. Endangered Habitats League (EHL)

EHL-1:

The focus of an Environmental Impact Report (EIR) is on physical changes to the environment in accordance with CEQA Guidelines Sections 15002(g), 15064(d)(f), 15126(a) and 15143. Whether the golf course portion of the project becomes municipal, semi-public or private, the physical effects relative to grading, construction and operation will be the same. Mitigation measures proposed to reduce these direct and indirect/primary and secondary impacts will be the same, regardless of the entity that implements them. Further, as part of the future permitting for the project, the City of Murrieta will as part of the review process for the golf course and commercial portions of the specific plan, undertake a review of final plans for these areas to determine whether additional environmental review is required to address potential adverse impacts. If the City determines that a significant effect would occur, for example, from the municipal implementation and operation of the golf course which is not covered by this EIR, then further environmental studies and possibly a subsequent EIR, would be prepared and circulated. Relative to impacts to wetlands and Waters of the United States per Section 404 of the Clean Water Act and California Fish and Game Code Section 1600 et. al., the delineation of jurisdictional waters, habitats and potential fill of those areas will be the same regardless of the implementing entity. Only if changes in design, implementation or operation were to occur which resulted in increased adverse physical changes on a primary or secondary level would subsequent environmental review be necessary.

The only conceivable difference in the prospective form of the golf course operations would be in terms of traffic generation. The project traffic study has considered maximum utility of the facility and is thus based on the worst-case scenario.

EHL-2a

With regards to treating the natural community in a "holistic manner" Table II-9, Acreages of Plant Communities to be Removed and Exhibit II-27, Impacted Biological Resources, both focus on overall impacts to the biological resources of the site. Further broad-based impact discussions were included **on** page 215 of the Draft EIR under the heading, Impacts to Wildlife Movement, page 217, under the headings Sensitive Habitat - Raptor Foraging Habitat and Sensitive Habitat - Coastal Sage Scrub, page 219 under the headings, Sensitive Habitat - Oak Woodland, Sensitive Habitat - Riparian Resources and Sensitive Habitat - Category 2 Species. Particularly with regards to the coastal sage scrub and Category 2 species discussions, impacts were disclosed in terms of overall ecological value such as on page 218:

"However, the loss [of coastal sage scrub] should be considered cumulatively significant because:

- There is inherent value in terms of open space and habitat variety which, when considered with losses incurred by other development within the City, will be irretrievably lost

- The potential for this low quality habitat to improve over time through succession (increased habitat quality and diversity occurring if left undisturbed) along with other contiguous areas of non-native grassland which also could develop into coastal sage scrub over time if undisturbed would be irretrievably lost which would be significant if considered in the context of similar areas within the City to be developed

- The area provides habitat opportunity for species dispersion, which, when considered in the context of development of other open space areas of the City, would be a significant loss."

Another example from the draft EIR, page 220:

"A preliminary study prepared for the Western Riverside County Habitat Consortium (PSBS 1995) acknowledges the rapid growth of western Riverside County and provides information on projected regional population growth. The plan cites current General Plans as predicting a continuing and accelerated urbanization of the western county during the next 20 or so years. The study projects a decline in open space/reserves from existing level of about 877,000 acres to 637,000 acres. Given the on-going loss of habitat in the region and the proposed loss of 420 acres of habitat from the site (73% of the total area of the site), it is concluded that the loss and/or disturbance of sensitive habitat types which support such a large number of C2 species is a cumulative impact.

While development of the project when considered by itself would not result in a level of habitat loss which would necessitate the classification of C2 species to C1, or threatened/endangered status species, the project, in combination with other development which, as estimate above, would result in the loss of 27.4% of the existing open space in the region, could necessitate the reclassification for some if not all of the C2 species found or potentially occurring on the project site and the region."

The final EIR shall also contain two additional mitigation measures to ensure overall impacts on plant and wildlife habitats are addressed:

B-4 To address project impacts on coastal sage scrub and Category 2 species, the project proponent shall provide fair compensation to a regional habitat agency or organization such as the Riverside County Habitat Conservation Agency or The Nature Conservancy. The compensation shall be in the form of an on-site conservation easement to be managed by the agency or organization consistent with their habitat preservation and management objectives. If on-site easement dedication is not feasible, compensation in the form of fee payment to the Riverside County Habitat Conservation Agency or other appropriate conservation agency or organization shall be made by the project proponent. The loss of 14 acres of coastal sage scrub habitat shall serve as the basis for determining compensation through easement dedication or fee assessment, although compensation may be directed toward preservation of other habitat values.

B-5 Prior to issuance of grading permits the project proponent shall prepare a Vegetation and Wildlife Management Plan for the project site in cooperation with the City of Murrieta with input as determined appropriate from the California Department of Fish and Game (DFG), U. S. Army Corps of Engineers (Corps) and The Nature Conservancy. The plan shall include goals, performance standards and remedies that focus on ensuring the long-term viability of both preserved habitat areas and areas that are to be restored as mitigation for project impacts. The plan shall identify separate measures as they apply to the golf course operator, residents and commercial operators. Measures shall be derived where appropriate from the Copper Canyon Specific Plan EIR and shall include, but necessarily limited to, components that address the following:

- Prevention and removal of invasive plant species;
- Control of domestic pets;
- The long-term success of on-going maintenance of wetland and oak woodland restoration areas;
- The use of Best Management Practices (BMP's) to avoid potential contamination of riparian habitat and wetland areas from storm water runoff, excessive irrigation and the effects of fertilizers and pesticides/herbicides.
- Design and management measures to limit access to sensitive habitat areas;

- The use of fire management and prevention techniques that minimize damage to sensitive habitat areas.

ELH-2b

With regards to the discussion of wetlands and riparian habitat, City General Plan policies which encourage early consultation with the Army Corps of Engineers (ACE) and habitat avoidance have been followed in the design of this project. ACE is reviewing the 404 permit which is currently in process as well as the California Department of Fish and Game's (DFG) 1603 permit for the proposed project. The ACE has accepted the permit application and associated impacts analysis and mitigation which has been reflected in the draft EIR and referenced on page 173. As stated previously, the DFG 1603 permit process also been initiated which regulates a broader area of drainage to include the streambed and banks of Cole Creek as compared to ACE. Both agency's permit requirements must be complied with for the project to move forward. Also, each process has its own set of conditions and mitigation monitoring programs which will be in place over and above the mitigation and requirements set forth by the City and the project EIR. Relative to human intrusion impacts on nesting behavior, bird species currently found on-site and long-term biological diversity and an altered environment, these impact are generally recognized as significant in the draft EIR and summarized on page 213 as well as on pages 215 to 220. These specific impacts are noted and would further augment the draft EIR conclusion of significant impacts relative to wildlife movement, coastal sage scrub, Category 2 species, coast live oak woodland and southern cottonwood-willow riparian forest. Since the draft EIR is identifying these as significant impacts, no data or other studies are necessary to disprove this assumption since the draft EIR, is accordance with CEQA, is being conservative and inclusive of impacts in cases where there is little data available and/or potential disagreement among experts.

However, to address concerns over golf course impacts on riparian and wetland resources, the following mitigation measure shall be included in the Final EIR:

B-6 Prior to the implementation of Phase IV (Golf Course) of the specific plan, a cooperative process shall be established involving the City of Murrieta Planning Department, a habitat restoration biologist selected by the City, the project proponent and the golf course architect. The project shall evaluate alternative golf course designs that minimize grading, fairway and golf cart crossings, with the overall goal to minimize impacts on biological resources within Cole Canyon to the maximum extent feasible. Consideration shall be given to a wide range of golf course designs which would include, but not limited to, grading minimization, reduction of golf cart and fairway crossings of the creek, target courses which minimize the area devoted to fairways and in-situ preservation of natural habitat between greens. Because the design of the golf course and the Cole Canyon Creek

corridor may indirectly affect resources within the Santa Rosa Plateau Ecological Reserve, The Nature Conservancy shall be consulted during the process. Upon completion of a final design acceptable to the involved parties, and prior to initiating golf course/club grading, a conservation easement or covenant which shall run with the land, shall be recorded by the project proponent to obligate the proponent and any successors to maintain Cole Creek (as specifically defined in the easement or covenant) as natural open space in perpetuity. The project proponent shall receive written approval from the Corps of this easement or covenant prior to it being recorded.

EHL-2c

The proposed wetlands mitigation areas are not isolated pockets of habitat but rather are immediately adjacent or connected to preserved Cole Creek which would be maintained as a band of riparian habitat. Relative to the loss of ecological value, please see the above response for EHL-2b. Impacts to sensitive riparian habitats and species were discussed on pages 178, 181, Table II-8 starting on page 184, 200, 201, 204, 213, 214, 215 and 219 in the draft EIR providing a detailed description of project effects. Also, it is acknowledged that even with wetlands mitigation, impacts to the Cole Canyon Creek corridor are considered significant and unavoidable. In an effort to implement all feasible mitigation, mitigation measures B-4, B-5 and B-6 have been added to the final EIR to address long-term golf course impacts and long-term maintenance of biological resource values on the project site. Also see Response EHL-2h which follows.

EHL-2d

Please see responses EHL-2a and EHL-2b.

EHL-2e

The proposed wetlands mitigation areas will serve to function as water quality improvement basins and retention/detention basins. Because these areas will serve as wetlands mitigation area and water quality basins, they will be planted and maintained in the long-term with wetland plant species. These plant species would attract the same species that all habitats with open water, emergent vegetation and hydrophillic trees and shrubs would attract. Regarding mitigation which proposed to control bullfrogs and feral animals, there is no data available to determine whether the measures proposed will be 100 percent successful. The mitigation represents a good faith effort at mitigating an impact to the greatest extent feasible given the scope of the project. The draft EIR, again, does recognize these impacts in general terms as significant after mitigation. Also, please see responses EHL-2a and EHL-2b. Performance standards as outlined in new mitigation measure B-5 will be followed as delineated in a Vegetation and Wildlife Management Plan.

EHL-2f

Based on current information and project detail as well as the additional mitigation measure outline in the final EIR, all mitigation deemed reasonable and feasible given the scope of the project has been included. Relevant regulatory processes associated with the project shall include the federal 404 permit process, the state 1603 permit process, Section 401 certification and NPDES permit, tract map and site plan review and grading plan review. Even with full compliance with these regulatory processes, the EIR acknowledges certain impacts associated with Cole Canyon Creek and the associated wildlife corridor are significant and unavoidable. Also, please see responses EHL-2a and EHL-2b.

EHL-2g

Significant impacts relative to oak woodlands are identified as cumulative and associated with the inherent loss of habitat value. With mitigation proposed in the form of a Vegetation and Wildlife Habitat Management Plan, there will be on-site oak woodland restoration and no net loss of individual oaks which is the maximum commitment necessary. Any residual loss would be covered in additional mitigation measures B-4 and B-5 relative to habitat replacement and management.

EHL-2h

The usefulness of the corridor will not be eliminated by fairway crossings. The elimination of wildlife movement would occur as a result of a physical obstruction of the creek by a structure such as a road (and associated fill) or development such as houses. As stated in the draft EIR, the increased human presence brought about by the development of the golf course as well as the disturbance of the oak under story and the changing of the character of the Creek will inhibit wildlife movement and interfere with biological activity (see page 213 for a summary of impacts and the discussion which follows). Specifically, page 215, under the heading, Impacts to Wildlife Movements, states, "...the proposed project will constrict the connection, interfere with wildlife usage by increasing human presence, removing one acre of habitat, altering three acres of habitat and by fragmenting the habitat proposed for retention within the Cole Creek corridor."

Also, based on the jurisdictional wetlands analysis prepared for the necessary wetlands permits (and using the more inclusive California Department of Fish and Game criteria), Cole Creek ranges in width from 50 feet to 370 feet. This natural condition has dictated the width of the corridor proposed. While it is recognized that adjacent areas not defined as wetlands or Waters of the United States such as oak woodland and other open and shrub covered areas also serve as wildlife movement areas, it can also be said that the entire undeveloped portion of the site serves a similar function. The draft EIR has recognized this inherent biological

value and the potential loss (see page 217 under the heading, Sensitive Habitat - Coastal Sage Scrub). In developing a corridor for preservation the wetlands demarcation served as the guideline lacking any other clear indicator which would still allow development to occur. Also, it should be noted that the adjacent oak woodland areas and other open space proposed for preservation or designation as golf course/open space would not be completely impacted from development. Habitat in the form or unmodified oak woodland, modified oak woodland, native planting buffer areas, water quality wetlands and enhancement areas and other replanting areas will all have some inherent biological value and associated biological productivity. Even the golf course fairways will have some minimal biological value when not subject to human activity.

Also, the project proponent has agreed to eliminate 4 of the 8 golf cart bridges and one golf crossing at golf fairway 18. The two remaining golf hole crossings will allow the maintenance of mulefat riparian habitat to be preserved at a minimum five feet and a maximum height of ten feet to preserve the line of sight. The existing mulefat scrub habitat does not exceed 10 feet in this area under current conditions.

The wetlands permit process also included a delineation of impacts associated with the crossing of Cole Creek by Vineyard Avenue at an 88 foot right-of-way. The proposed crossing would span 75 feet with three vertical walled, elliptical roofed culverts each 24 feet in width and 13 feet high. These design specification have been included in the permit application materials and will be evaluated in conjunction with the permit process by the appropriate resource agencies to ensure that reptile and mammal species can still use the corridor.

Also, additional mitigation measure B-6 should ensure that the final design of the golf course will avoid, eliminate or reduce impacts on biological resources to the maximum extent feasible.

EHL-2j

Relative to documentation of water quality pollutant removal efficiencies, the draft EIR, on page 277, states, "The five water quality wetlands which will hold the entire first flush storm volume, which according to the EPA, contain 90% of the total pollutants from storm water, emanating from six discharge points".

EHL-3:

Chapter IV, Additional Alternatives Analysis, has been added to the final EIR to further delineate the description and comparative analysis of the reduced scope alternative in order to more fully and definitively investigate approaches which reduce impacts to Cole Canyon Creek and other resources. Please refer to this chapter for further detail on this alternative.

EHL-4:

In considering the appropriateness of a proposed project, CEQA requires that alternative projects be considered. The criteria to be met is governed by Section 15126 of the updated 1995 CEQA Guidelines:

Alternatives to the proposed action - describe a range of reasonable alternatives to the project or to the location of the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.

(1) Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

(2) Selection of a range of reasonable alternatives. The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the purposes of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record.

(3) Evaluation of alternatives. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one

or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed.

(4) "No Project" Alternative. The specific alternative of "no project" shall also be evaluated along with its impact. The "no project" analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

(5) The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.

The draft EIR never "rejects" any of the alternatives, including the "reduced scope" alternative. The City Council can consider approval or request project revisions in accordance with any of the proposed alternatives in the decision-making process. Further, the draft EIR discloses all reasonably foreseen biological impacts and identifies them as significant including impacts to biological habitat value and wildlife movement associated with Cole Creek (see page 213 of the draft EIR for a summary). With regards to demonstrating whether the project mitigates impacts to biological resources to the maximum extent feasible, please refer to responses EHL-2a, EHL-2b and EHL-2f.

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September 27, 1995

Mr. Bud Gray, Consultant Planner
City of Murrieta
26442 Beckman Court
Murrieta, CA 92562

RE: **Comments on the Copper Canyon Country Club Specific Plan Draft EIR - SCAG No. I 9500428**

Dear Mr. Gray:

Thank you for the opportunity to review and comment on the **Copper Canyon Country Club Specific Plan Draft EIR**. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies to review projects and plans for consistency with regional plans. The attached comments are based in part upon state and federal mandates, as noted herein. If you have any questions about these comments, please contact Glenn Blossom (213) 236-1876.

Sincerely,

Eric H. Roth

ERIC H. ROTH
Manager, Intergovernmental Review

Printed on recycled paper

**Comments on the
Copper Canyon Country Club
Specific Plan Draft EIR**

PROJECT DESCRIPTION

The proposed project entails the development of the 579 acre site with a mixed-use master planned community. The proposed land use plan indicates a total of 1,027 dwelling units on 291.5 acres; 14.1 acres of neighborhood commercial uses; 18.8 acres of recreational park areas; 55.0 acres of natural open space; and 17.2 acres devoted to landscaped roadways. A 167.3 acre 18-hole golf course and 5.1 acre golf club are also proposed along with a conference center.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE (RCPG) POLICIES

The Growth Management Chapter (GMC) of the RCPG contains a number of policies that are particularly applicable to this plan[1]. The following lists selected growth management policies of the GMC in italics followed by SCAG staff comments regarding the consistency of the project with those policies:

SCAG-1

- *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

  SCAG staff comments: As SCAG has designated subregions, the project is situated in the Western Riverside subregion. Implementation of the project would result in the development of 1,027 dwelling units and could create approximately 538 job opportunities.

  The 1,027 new dwelling units would represent approximately 0.2 percent of the housing growth forecast for the Western Riverside subregion through the year 2015. Likewise, the 538 new jobs would represent approximately 0.1 percent of the anticipated employment growth forecast for the subregion by 2015[2]. Thus, the project is consistent with the housing and employment forecasts of the RCPG.

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[1] See Endnote.

[2] These forecasts were developed jointly by the cities, the Western Riverside Council of Governments, and SCAG in 1994.

SCAG-2

- *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*

  SCAG staff comments. This issue is not discussed in the Draft EIR. However, it appears that most of the employment would be service-oriented jobs located in the neighborhood commercial center and that the housing would be marketed to middle to upper-middle income families.

SCAG-3

- *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*

  SCAG staff comments. The project would conflict somewhat with this policy. Major new infrastructure would be necessary for project implementation.

SCAG-4

- *Support subregional policies that recognize agriculture as an industry, support the economic viability of agricultural activities, preserve agricultural land and provide compensation for property owners holding lands in greenbelt areas.*

  SCAG staff comments. According to the Draft EIR, the implementation of the proposed specific plan would result in the loss of 133.6 acres of Class I and II soils. The California Environmental Quality Act (CEQA) identifies the loss of any Prime Farmland as a significant impact. Since the Class I and II soils found on-site may appear to meet the definition of Prime Farmland, the loss of these soils to urban uses may be construed as significant under CEQA and may not be consistent with this regional policy.

SCAG-5

- *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing subregions.*

  SCAG staff comments. As noted above, both the employment growth and the housing growth represented by this specific plan would be consistent with SCAG growth forecasts. However, lacking any data to the contrary, it is assumed that many of the persons in the work force who would come to live in this development would commute to job locations in other subregions. Because of the implications for traffic congestion and air quality, this issue is being addressed at the local level in the General Plan of the City of Murrieta and at the subregional level by the Western Riverside Council of Governments.

- *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for*

residents to walk and bike.

SCAG staff comments. The possibility of transit is mentioned in the Air Quality section of the Draft EIR where one of the mitigation measures would entail construction of on-site and off-site bus turnouts, passenger benches, and shelters. Another measure would provide for the possible acquisition of a park and ride facility by CalTrans, if deemed appropriate. Nevertheless, due to its location on the urban fringe, this development would be accessible primarily by the private automobile and would not be apt to contribute substantial patronage to transit facilities or services.

- *Support and encourage settlement patterns which encourage a range of urban densities.*

SCAG staff comments. The proposed distribution of dwelling units is shown in the table below:

Min. Lot Size (square feet)	No. Units	% of Units	DU/AC
2.5 acres	15	3%	0.4
10,000	41	5%	2.7
7,200	105	10%	3.2
6,000	157	15%	4.4
5,000	589	56%	4.9
Multi-Family	120	11%	15.4
Total	1,027	100%	3.5

Although the development would include 120 multiple dwelling units, it is predominantly single family. This is partly because of the rugged topography that characterizes much of the site.

- *Encourage planned development in locations least likely to cause environmental impact.*

- *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*

- *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*

- *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*

- *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage and to develop emergency response and recovery plans.*

  SCAG staff comments. The Draft EIR acknowledges the following environmental issues or concerns that would be associated with the project:

  1) The project may have adverse grading and visual resource impacts due to the large areas of moderate to steep slopes and prominent ridge lines that would be altered by the project.

  2) The project may adversely impact biological resources including sensitive plant and animal species associated with on-site natural habitat areas. Wildlife movement through the property would be curtailed.

  3) Several cultural resource areas can be found within the project site which would be impacted by development. These sites are also important from a native American perspective in terms of access to the areas and their significance to native American history and life.

  4) Specific plan implementation may impact surrounding roads, freeway interchanges, downstream flooding, sewer treatment capacity and public facilities and services.

  5) The project may lead to adverse cumulative and growth inducing impacts due to its size and location adjacent to large tracts of undeveloped land.

  Mitigation measures have been formulated in the Draft EIR to address all of these potential impacts. Whether this mitigation would be sufficient is an issue that should be examined closely by the City during its deliberations over the proposed specific plan.

- *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services,*

- *recreational facilities, law enforcement, and fire protection.*

  SCAG staff comments. The Draft EIR asserts that the various responsible service agencies will be able to provide adequate services to meet the needs of the future occupants of the development.

The Regional Mobility Chapter of the Regional Comprehensive Plan and Guide also has policies pertinent to this Specific Plan[3]. Some of the most relevant of these are the one dealing with Transportation Demand Management (TDM) as follows:

- *Promote TDM programs along with transit and ridesharing facilities as a viable and desirable part of the overall mobility program while recognizing the particular needs of individual subregions.*

- *Support the extension of TDM program implementation to non-commute trips for public and private sector activities.*

- *Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies to mitigate travel demand if provided for as a part of the entire package.*

- *Urban form, land use and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit.*

  SCAG staff comments. The Air Quality section of the Draft EIR contains a number of proposed mitigation measures that relate to TDM. Some of them should prove to be effective, particularly those relating to retail employees; others are questionable. The basic difficulty is that this project proposes a relatively low density development on the outer fringes of the urban area. There would be few or no transit alternatives to assist in reducing reliance on the private automobile.

CONCLUSIONS AND RECOMMENDATIONS

As described in the Draft EIR, the proposed **Copper Canyon Country Club Specific Plan** appears to be consistent with some of the pertinent policies and objectives of the Regional Mobility and Growth Management Chapters of the Regional Comprehensive Plan and Guide and

[3] See Endnote.

not consistent with others. The consistency of several of the more difficult aspects of the proposed development could be improved with extensive mitigation. However, some impacts, such as the restriction of wildlife movement through the property and loss of prime agricultural land appear to be unmitigatable.

As the City of Murrieta exercises its responsibilities to provide the appropriate incentives, policies, programs, and plans that will form the planning foundation for the project, it is anticipated that the City will also take steps to implement all feasible measures necessary to mitigate the potentially negative regional impacts the project may generate.

* * *

ENDNOTE

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

SCAG is a *Joint Powers Agency* established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's *Metropolitan Planning Organization* and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. §134(g)-(h), 49 U.S.C. §1607(f)-(g) et seq., 23 C.F.R. §450, and 49 C.F.R. §613. SCAG is also the designated *Regional Transportation Planning Agency*, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the *South Coast Air Quality Management Plan*, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. §7504(a) as a *Co-Lead Agency* for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining *Conformity* of Projects, Plans and Programs to the Air Plan, pursuant to 42 U.S.C. §7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for *reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans* required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for *Inter-Governmental Review* of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, *Environmental Impact Reports* of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. §1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized *Areawide Waste Treatment Management Planning Agency*.

SCAG is responsible for preparation of the *Regional Housing Needs Assessment*, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.

E. Southern California Association of Governments (SCAG)

SCAG-1:

Comment acknowledged.

SCAG-2:

Of the proposed 1,027 units proposed, 120 units (11.7 percent of the total) have been designated within Planning Area 11 for higher density town homes or condominiums at a density of 15.4 dwelling units per acre. These homes, located immediately adjacent to the proposed commercial site, would likely be available to moderate income households. Of the 538 job opportunities created by the project, theoretically, 120 of those could be housed within Planning Area 11. If each household had two income producers, which is frequently the case, additional homes proposed within the project site could house project employees.

SCAG-3:

The Copper Canyon site, which is largely vacant land, already has infrastructure in place based on the previously approved specific plan. This infrastructure includes roads, water lines, sewer lines, reclaimed water lines, water reservoirs as well as financing mechanisms for area-wide infrastructure needs as embodied by Assessment District No. 2 and an Owners Participation Agreement. Other regional facilities are in place or are going to be in place, independently of the project, based on Rancho California Water District Master Plans. Other infrastructure requirements are in-tract and located within the confines of proposed development within the site. Also, please refer to the draft EIR, page 81, under the heading, Site Description and History, as well as pages 392 through 402, the water and sewer service discussions.

SCAG-4:

The draft EIR has identified the loss of prime farmland as an unavoidable, adverse impact which would require an overriding finding of significance.

SCAG-5:

Comment acknowledged.

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CALIFORNIA 92402
TDD (909) 383-5959

September 26, 1995

08-Riv-15-13.6
SCH# 95072128

Mr. Bud Gray
Consultant Planner
Planning Department
City of Murrieta
26442 Beckman Court
Murrieta, CA 92562

Dear Mr. Gray:

Copper Canyon

We have reviewed the Draft Environmental Impact Report for Copper Canyon Specific Plan in the City of Murrieta and request consideration of the following:

CALTRANS-1
- A significant amount of the project traffic will travel on the state routes to job centers beyond the city limits. The traffic study should be amended to show project and cumulative traffic impacts on Level of Service (LOS) for years 1998 and 2015 on mainline Interstate 15 (I-15).

CALTRANS-2
- For year 1998 the traffic study recommends the installation of traffic signals and additional turning lanes for the Clinton Keith Road/I-15 intersection/ interchange to achieve LOS "D" or better during the peak hours. This project will require coordination and approval of Caltrans.

CALTRANS-3
- The City of Murrieta should take the lead in developing a fair-share mechanism in which this project and all new projects can fund improvements for the decrease in LOS for which it is responsible including mainline I-15.

Mr. Bud Gray
September 26, 1995
Page 2

CALTRANS-4

- When available, we would like to receive the Notice of Determination, Final Environmental Impact Report, Conditions of Approval and the date of any public hearing on this project. Please send this information to:

  Mr. Cecil A. Karstensen
  Office of Riverside County Regional Planning
  California Department of Transportation
  P.O. Box 231
  San Bernardino, CA 92402

If you have any questions, please contact Cecil Karstensen at (909) 383-5929 or FAX (909) 383-7934.

Sincerely,

Gary Dean

for ROBERT G. HARVEY, Chief
Office of Riverside County
Transportation Planning

cc: Ms. Dana Lidster, State Clearinghouse

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F. California Department of Transportation (CALTRANS)

CALTRANS-1:

The project traffic engineer met with City staff to define the appropriate study area, including roadways for evaluation in conjunction with the Copper Canyon Traffic Impact Study. Study area intersections included several intersections along Clinton Keith Road including the on/off ramps to the I-15 freeway. The City of Murrieta staff required an analysis of existing conditions and project build-out with cumulative projects for the 1998 time frame.

Pursuant to City traffic analysis requirements, highways and intersections in the study area were evaluated for these time frames. Traffic impacts of the project on the I-15 freeway are identified at the intersection of Clinton Keith Road and the I-15 on/off ramps in Table 6 (without project and without improvements) and Table 9 (with project and with improvements) in the traffic study. Additionally, traffic impacts from the project with respect to the mainline I-15 freeway are identified on Exhibit J (Project Average Daily Traffic).

CALTRANS-2:

Comment noted. It is anticipated that the traffic signal design at these interchange ramps will be coordinated with CalTrans and will be based upon CalTrans design criteria. This will all occur at such time that the interchange traffic signals are designed.

CALTRANS-3:

The City of Murrieta is developing a program to allocate future funding responsibilities for projects within the City of Murrieta. This program will be based upon fair share traffic contributions and the various roadway improvements throughout the City. The I-15 freeway is a regional facility and of regional/county-wide significance. Therefore, improvements to this facility should be the responsibility of CalTrans and the Riverside County Transportation Commission. Improvements of mainline freeways should be derived from regional sources of transportation funding for these facilities.

CALTRANS-4:

Comment noted. CalTrans will be notified when these items occur.

URGE
P.O. Box 568
Temecula, CA 92593

Mr. Bud Gray
City of Murrieta

October 2, 1995

Re: Copper Canyon EIR

The project in many ways has contemplated environmental issues and has addressed many of them. There are however several areas which have been inadequately considered or mitigated.

URGE-1

Page 13 - Mitigation measure B2- notes a 2/1 replacement ratio. On Page 370 there is an indicated 3/1 mitigation ratio which is more appropriate.

URGE-2

Page 79- The purposes of the EIR include:

- approval of site plans and subdivision plans for the Specific plan
- 2081 agreement
- 1601 [sic] permit - actually 1603
- 404 permit

The detail of the EIR is insufficient for use for implementing projects. Most notably, there is **no discussion** of the flood control facilities to be constructed on Cole Creek or Slaughterhouse Creek. The California Department of Fish and Game and State Water Resources Control Board will no longer approve any project based upon the 1986 Negative Declaration for the Murrieta Creek Master Plan. There is clearly insufficient data in this EIR to serve as the basis for environmental review for the required 401 certification and 1603 permit. The project does not describe improvements or identify impacts or mitigation measures to reduce those impacts other than attenuating peak flows.

URGE-3

Wildlife corridor- The EIR concedes that this is a significant wildlife corridor and that there will be a significant impact as a result of the project. Neither the plan nor the EIR provide any details on the corridor to be provided. There is no indication of the proposed width of the corridor.

What is clear from a careful examination of the maps, although it is never mentioned in the text, is that over 5,000 feet of the corridor will be eliminated due to fairway crossings, golf cart crossings and road crossings.

This **will totally destroy the functioning of the corridor**. These interruptions of the corridor, other than the road crossing, were not considered by Tierra Madre in there biota report.

The EIR takes the position that this is an all or nothing proposition, that the only way to have a corridor is to totally eliminate the golf course. **URGE contends that it is possible to retain a viable wildlife corridor as well as the golf course.** We would encourage the City and the proponent to adopt the following suggestions:

- Maintain a 300 foot wildlife corridor centered on Cole Creek with the existing vegetation remaining.
- Redesign the course so that the fairways do not cross the creek (there are presently 7 crossings)
- Redesign the course so that there is only one cart crossing, at Vineyard Avenue(there are presently 7). One or two additional cart crossings could be utilized if the disturbance to the vegetative cover is minimal.
- Given the proposed impacts as a result of the golf course it is ludicrous to prohibit the use of bicycles on the trails. This mitigation measure can be removed and replaced with one to ensure that pedestrians and bicycles remain on constructed trails.

To compensate for the increase in the width of the wildlife corridor without unduly burdening the developer the **local streets should be reduced to 28 feet back to back on 50 feet of right-of-way.** This is the standard local street width throughout most of the United States and is more than adequate for local streets. See the **Urban Land Institute**, *Residential Streets , Objectives, Principles & Design Considerations.* (Jointly published by ULI, ASCE and NAHB). This would allow a shifting of the developed area and would provide approximately 100 feet of additional open space for the corridor. It would also reduce the developers infrastructure cost, further offsetting the additional corridor width. Such a course of action would also reduce the impermeable surface area in the project.

URGE-4

Fuel modification zones- The EIR does not consider fuel modification zones when it discusses impacts to biological resources and visual resources. The fuel modification zones will have a significant impact on both of these areas.

URGE-5

Coastal Sage Scrub- Over 90 % of all coastal sage scrub habitat in southern California has already been lost. The removal of the CSS habitat is a significant impact. This is especially true where the CSS abuts chaparral. There is enough similarity in the habitats that it increases the effectiveness of the small CSS area. The CSS area south of Cole Creek should be retained. This is especially true due to the large number of C2 species found in the CSS area.

URGE-6

Mitigation not included in EIR- In several locations the EIR makes reference to mitigations not included in the EIR but prepared as separate documents for CDFG and USACOE. These measures are not considered in the EIR. This amounts to a deferral of mitigation measures which is inconsistent with CEQA. By not including them in the EIR it also precludes the public from reviewing and commenting on them. Also, since the are not included in the EIR, they are not available for the City Council to consider in the adoption of the EIR. Their exclusion from the EIR is inconsistent with the letter and spirit of CEQA. There is no required noticed and the public is precluded from reviewing and commenting

upon them. Following this logic, anytime that you have an area which is likely to be the source of major controversy all you would have to do is defer the mitigation or consider it outside the EIR thus denying the public an opportunity to view and comment upon the adequacy of the mitigation. Since the mitigation measures are not a part of the EIR they would not be included in the MMCP thus there is no guarantee that they would be implemented or the impacts adequately mitigated.

URGE-7 **Page 259-** Discussions in F-1 provide for the use of trapezoidal concrete channels. This is **inconsistent with the General Plan and other portions of the EIR.** There is **no discussion of potential impacts associated with concrete trapezoidal channels.**

URGE-8 **Cultural resources-** The redesign of the golf course contemplated in the Wildlife Corridor discussion could also allow a redesign to reduce the impacts on site Riv 1139, 1139 A and 2815. It would be beneficial if the impacts could be further reduced.

URGE-9 **Traffic-** The project will result in impacts at I-15 & Clinton Keith, Washington and Clinton Keith and Grand at Clinton Keith which are significant. **The mere payment of money to a fund will not mitigate these impacts. They will remain significant until such time as the physical improvements are made.** With only a fair share payment made, I-15 @ Clinton Keith will **function at LOS F for some time into the future.**

The EIR also includes a provision to complete Calle De Oso Oro to Washington Ave. if not provided by others. There is **no discussion of potential impacts from this project within the EIR.** Additional environmental review would be required.

URGE-10 **Parks-** The EIR indicates that the Park Board has approved giving credit for developed park land for unimproved open space within the project. This seems to be most inappropriate. The City is currently suffering a shortage of developed park land. **This project will increase the population by approximately 10 % and will not add the required developed park facilities to accommodate the increased population.** Regardless of the actions of the Park Commission, **this will result in a significant impact to the active parks within the city** and seems to be **most inappropriate given the financial difficulties of the city and the shortage of developed active park land.**

URGE-11 **Smooth Tarplant-** The Smooth is a CNPS List 1b. This qualifies as a significant impact. There does not appear to be any compelling reason why this area cannot be retained since it is not in a development area. The area should be preserved.

URGE-12 **Summary:**

Without question, the most significant impact of this project will be to the wildlife corridor on Cole Creek. This corridor is a **vital connection and its loss would be totally inconsistent with the General Plan.** The destruction of this corridor would greatly reduce the effectiveness of the proposed Murrieta Creek corridor which will cost probably in excess of one million dollars. If the golf course must be eliminated do so. From our

viewpoint however it appears that it is possible to modify the plans so that the corridor can be preserved and at the same time allow the construction of the golf course. This would appear to be the preferred course of action.

By excluding mitigation measures from the EIR that have been prepared or are to be prepared for responsible agencies you have deprived the citizens of Murrieta of their opportunity to review and comment upon their adequacy. This appears to be a violation of CEQA.

Thank you for your consideration of our comments.

Sincerely,

Raymond W. Johnson, AICP

G. Urban Residents for a Greenbelt Environment (URGE)

URGE-1

The two to one ratio is a standard for wetlands habitat replacement. The project and the associated wetlands permit applications and mitigation are proposing replacement at this ratio. Th reference to a 3:1 ratio on page 370 is a typographical error.

URGE-2

As currently envisioned, there will be only minimal erosion control materials (e.g. rip-rap) placed along areas of golf course fill along Cole Creek. No concrete or other similar materials will be used. These areas will be filled with soil and planted with native plant species. Also see mitigation B-6 which has been added to the final EIR to address golf course design impacts. With regards to wetlands and water quality, permit processes which are currently underway will be used to ensure regulatory compliance.

URGE-3

The usefulness of the corridor will not be eliminated by fairway crossings. The elimination of wildlife movement would occur as a result of a physical obstruction of the creek by a structure such as a road (and associated fill) or development such as houses. As stated in the draft EIR, the increased human presence brought about by the development of the golf course as well as the disturbance of the oak under story and the changing of the character of the Creek will inhibit wildlife movement and interfere with biological activity (see page 213 for a summary of impacts and the discussion which follows). Specifically, page 215, under the heading, Impacts to Wildlife Movements, states, "...the proposed project will constrict the connection, interfere with wildlife usage by increasing human presence, removing one acre of habitat, altering three acres of habitat and by fragmenting the habitat proposed for retention within the Cole Creek corridor."

Also, based on the jurisdictional wetlands analysis prepared for the necessary wetlands permits (and using the more inclusive California Department of Fish and Game criteria which includes the streambed, water course and top of bank), Cole Creek ranges in width from 200 feet to 500 feet. The Corps defines the edge of Waters of the U. S. as the ordinary high water mark which has within its boundaries hydric soils (displaying historical or existing presence of water) and wetland plant species thus narrowing the area covered to 50 to 370 feet as compared to the broader state Fish and Game definition. In either case, the natural condition has dictated the width of the corridor proposed - not an arbitrary number such as 300 feet. While it is recognized that adjacent areas not defined as wetlands or Waters of the United States such as oak woodland and other open and shrub

covered areas also serve as wildlife movement areas, it can also be said that the entire undeveloped portion of the site serves a similar function. The draft EIR has recognized this inherent biological value and the potential loss (see page 217 under the heading, Sensitive Habitat - Coastal Sage Scrub). In developing a corridor for preservation the wetlands demarcation served as the guideline lacking any other clear indicator which would still allow development to occur. Also, it should be noted that the adjacent oak woodland areas and other open space proposed for preservation or designation as golf course/open space would not be completely impacted from development. Habitat in the form or unmodified oak woodland, modified oak woodland, native planting buffer areas, water quality wetlands and enhancement areas and other replanting areas will all have some inherent biological value and associated biological productivity. Even the golf course fairways will have some minimal biological value when not subject to human activity.

Relative to the suggested modifications, some of these have been considered as part of the wetlands permitting process. The project proponent has agreed to eliminate 4 of the 8 golf cart bridges and one golf crossing at golf fairway 18. The two remaining golf hole crossings will allow the maintenance of mulefat riparian habitat to be preserved at a minimum five feet and a maximum height of ten feet to preserve the line of sight. The existing mulefat scrub habitat does not exceed 10 feet in this area under current conditions. Suggestions regarding street sizes, while attractive, cannot be implemented due to fire department access requirements.

The wetlands permit process also included a delineation of impacts associated with the crossing of Cole Creek by Vineyard Avenue at an 88 foot right-of-way. The proposed crossing would span 75 feet with three vertical walled, elliptical roofed culverts each 24 feet in width and 13 feet high. These design specification have been included in the permit application materials and will be evaluated in conjunction with the permit process by the appropriate resource agencies. Also see responses EHL-1, EHL-2a, EHL-2b and EHL-2h.

URGE 4:

This assertion is incorrect as indicated on Exhibit II-27 of the draft EIR. Also Mitigation B-5 has been added to provide a Vegetation and Wildlife Habitat Plan. Please see response TNC-5 for additional discussion.

URGE-5

Mitigation measure B-4 has been added to provide compensation for overall impacts to coastal sage scrub and Category 2 species.

URGE-6:

Mitigation B-5 has been added to provide a Vegetation and Wildlife Habitat Plan. With regards to wetlands, permit processes which are currently underway will be used to ensure regulatory compliance.

URGE-7:

The provision for trapezoidal channels is a standard flood control measure which does not apply to this project. It will be removed from the final EIR.

URGE-8:

Comment acknowledged.

URGE-9:

For regional circulation improvements related to cumulative impacts, the imposition of fees is entirely appropriate since the impacts are as a result of future development within the City. The City cannot impose conditions on one project for impacts brought about by implementation of its General Plan. The City concurs that additional environmental review would be required for the completion of Calle Del Oso Oro to Washington Street. This improvement, which would serve the western portion of the City, would require detailed analysis under the federal 404 permit process. It is anticipated that, on a worse-case scenario, the crossing of the creek from this road may impact 9.2 acres of Waters of the United States. At minimum 2:1 ratio, up to 18.4 acres of riparian habitat would need to be created if all of the area designated as Waters of the United States were occupied by wetland habitat. Mitigation area could be available within the Thompson Flying Club if the site converts from a private airstrip to open space as has been proposed by the City of Murrieta.

URGE-10:

Comment acknowledged.

URGE-11:

The draft EIR concurs with the assertion made in the comment and identifies the loss as a significant cumulative impact (see page 216 of the draft EIR). The City acknowledges the recommendation to preserve this habitat. The area mapped in the draft EIR as supporting the smooth tar plant shall be subject to special management in the Vegetation and Wildlife Habitat Management Plan as delineated in mitigation B-5.

URGE-12:

Comment acknowledged.

The Nature Conservancy

Santa Rosa Plateau Ecological Reserve
22115 Tenaja Road, Murrieta, California 92562
(909) 677-6951 — FAX (909) 698-0242

CITY OF MURRIETA
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Sept. 28, 1995

Bud Gray
City of Murrieta Dept. of Community Development
26442 Beckman Court
Murrieta, Ca 92562-8850

Re: Copper Canyon Specific Plan Draft Environmental Impact Report (SCH# 95072128)

Dear Mr. Gray:

The Nature Conservancy appreciates the opportunity to respond to the Specific Plan and Draft EIR proposed for the Copper Canyon Development project. As you may know, the projects shares a common boundary with the 7000 acre Santa Rosa Plateau Ecological Reserve. As a landowner and manager of the reserves biological resources, the Conservancy has a keen interest in the development of the Copper Canyon property.

Following review, we find ourselves in general agreement with the conceptual design outlined in the proposed specific plan. Additionally, we support some of the applicants evaluation of environmental impacts resulting from the proposed project. We do, however, have a few specific concerns.

TNC-1

1) Golf Course

One of the most positive aspects of the Plan, from our viewpoint, is the proposed retention of Cole Creek in its natural condition as either a golf course or natural open space. Either of the option will preserve the most valuable riparian habitat on the site. The golf course also helps to buffer the reserve from potentially negative impacts caused by the associated housing (i.e. fire, feral animals, uncontrolled visitor access). Still, we have concerns about specific aspects of the plan:

A) It is our understanding that the applicant will not be the developer of the golf course project. It is the applicants intent to sell the project to another developer and the course will be owned by the city. To ensure that Cole Creek remains in some protected status, contributing to landscape protection goals, the plan should specifically require, as condition of approval, an irrevocable dedication of this area as open space or golf course use.

TNC-2

2) Wildlife Corridor

Recognizing the increasingly fragmented nature of our local landscape, maintaining biological connections between existing areas of open space becomes essential to protecting their long term viability. Cole Creek Canyon remains the only significant connection between the Santa Rosa Plateau and Murrieta Creek. Its contribution to the function of these landscape units, as well as those they connect to, is critical and in need of protection. Though we are pleased to see the wildlife corridor addressed in the specific plan, some issues are not adequately resolved:

A) The specifics of the corridor design do appear in the plan. Following review, we remained confused on what the corridor might look like both structurally and compositionally. It is our recommendation that minimum standards, providing for protection of the corridors integrity, be included.

B) The current golf course design does not facilitate wildlife movement. In the proposed plan many fairways cross both the creek and the corridor. It is our recommendation that the course be redesigned to eliminate fairway crossings and minimize cart crossings.

TNC-3

3) Hydrology

While we are not engineers, and can not evaluate whether or not the proposed design will work, we do support the design concept. The applicants proposal to have no net increase in surface runoff after development, to retain Cole Creek in its natural condition, and to provide flood and water quality control through a series of on site retention/detention basins, represents the type of flood control direction the Nature Conservancy has been advocating for the Santa Margraita River Watershed. This type of design shows that development and protection of waterways in the upper Santa Margarita River Watershed is possible. As with the open space conditions, The Nature Conservancy would like to see these concepts incorporated in binding conditions of approval.

TNC-4

4) Reserve Boundaries

The boundary shared by the Santa Rosa Plateau Ecological Reserve and the proposed project remains a permeable membrane. Activities occurring on the development site may have real and lasting impacts for individual populations and entire natural communities within the reserve. Several areas of concern should be addressed:

A) Where the reserve boundary and housing interface adequate fencing should be provided to minimize access for dogs, cats and people. While dogs and cats are never allow on the reserve, visitor use of the site is encouraged. That use must follow the prescribed guideline established by the reserve management team. Through managed use it is our hope to maintain a quality visitor experience while still protecting the reserves biological resources.

B) We are again pleased to see concerns over bullfrog invasion addressed in the draft EIR. More information on what control methods will be used is necessary.

C) Impacts from lighting, particularly relating to the wildlife corridor, should be addressed.

TNC-5

5) Fire Management

Fire management is a proactive process on the Santa Rosa Plateau Ecological Reserve. Much effort has gone into creating a series of ecologically sound fire regimes that we feel are necessary to propitiate this landscape, and all its potential changes, into the future. Our concerns about fire reside on both ends of the spectrum. High and low frequency of fire events both have sever ecological implications.

A) Fire breaks, both in the form of the golf course and fuel modification zones are excellent additions to the specific plan. These control points may help to reduce the amount of unplanned ignitions possible from the proposed development. It is our recommendation that the proposed fuel breaks involve a management of the existing vegetation and not a conversion to less flammable fuels.

B) It is our recommendation that the specific plan recognize the role of fire in the surrounding landscape and the value of prescribed fire management. To meet the

ecological need for fire that many of the plant communities that we manage have, prescribed burning is a common stewardship activity on the reserve. Burning will likely occur on the reserve and project boundary. Burn projects will provide a significant reductions in fuel hazards for the proposed project as well as meeting ecological management goals. Still, it remains important that early in the planning process fire management is accepted by all parties effected.

Thank you for the opportunity to comment. If you have any questions please do not hesitate to contact us.

Sincerely,

Robin Wills
Reserve Manager

H. The Nature Conservancy (TNC)

TNC-1:

The recommendation to attach as a condition of approval the irrevocable dedication of Cole Creek as permanent open space will be implemented. Also, please see Mitigation B-6 which has been added to the Final EIR.

TNC-2:

Based on the jurisdictional wetlands analysis prepared for the associated wetlands permits, the associated criteria has dictated the width of the corridor proposed. In terms of the composition and structure of the corridor, please see Exhibits II-5, II-6, II-9, II-10, II-15, II-28, II-29 and II-31 of the draft EIR. As specified in mitigation B-6, The Nature Conservancy will play a role in the process of resolving issues concerning the Cole Canyon Creek wildlife corridor.

TNC-3:

Comment acknowledged.

TNC-4:

Fencing as mitigation was considered along the project boundary with the adjacent Reserve, however, the fencing, while keeping unwanted animals out and restricting public access, would also further restrict wildlife movement thus exacerbating the genetic isolation of the Reserve. Relative to bullfrog invasion specifics, please see mitigation B-1 and B-3. Impacts from light spillage into the corridor are addressed on Exhibit II-9, Biological Resources Mitigation Plan, which delineates an overlay zone with low-wattage shielded street lights. All of the above elements shall be brought together under mitigation B-5 which proposes the preparation of a Vegetation and Wildlife Management Plan.

TNC-5

The Nature Conservancy will be consulted throughout project implementation. Recommendation made in the comment will be incorporated where feasible as allowed by reviewing fire safety agencies. The Vegetation and Wildlife Management Plan proposed under mitigation B-5 shall include a Fire Management Element which will include treatments of fuel modification zones and include coordination with existing regional and City prescribed burning policies and programs that affect lands adjacent to, or near to, the project site.

Craig W. Mayer 467 60th Street Oakland, CA 94609 510 653-7892

Mr. Bud Gray
City of Murrieta Planning Department
26422 Beckman Court
Murrieta, CA 92562-8850

CITY OF MURRIETA
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September 27, 1995

RE: Copper Canyon Specific Plan Draft Environmental Impact Report (SCH# 95072128)

Dear Mr. Gray,

As a graduate student of environmental planning at the University of California at Berkeley, I have been researching wildlife corridor conservation issues for two years and have spent the last four months studying wildlife corridors in the Murrieta region as my master's thesis. It has recently come to my attention, that a specific plan has been filed with the City of Murrieta for a proposed development along Cole Creek - a well known regional wildlife corridor. Based on my research and familiarity with the area, I would like to take this opportunity to comment on the Specific Plan Draft Environmental Impact Report for Copper Canyon Country Club.

Preliminary results of my wildlife corridor study indicate that Cole Creek is a critical linkage for wildlife movement in the Murrieta Valley. As acknowledged in the DEIR, *"Cole Creek is the only major corridor of riparian woodland which links the reserve (*the Santa Rosa Plateau Ecological Reserve*) with Murrieta Creek...Other links between the reserve and Murrieta Creek are severed or fragmented by suburban development.."(pg 215).* The continuity of riparian habitat and the prominent alignment of its canyon indicate that Cole Creek is the most likely route for wildlife movement between lowland habitats in the Murrieta Valley and upland habitats on the Santa Rosa Plateau.

CWM-1

In an effort to minimize the impacts of 1,027 new residential units and 17 acres of commercial uses to wildlife movement along Cole Creek, the Copper Canyon Country Club Specific Plan proposes an 18 hole golf course that would *"retain riparian habitat and refuge for animals using the proposed wildlife corridor" (pg 28).* However, the DEIR determines the plan will *"...constrict the connection, interfere with wildlife usage by increasing human presence, remove one acre of riparian habitat, alter three acres of retained habitat, and fragment the habitat proposed for retention within the Cole Creek corridor. It is concluded, therefore, that the project would result in a direct significant adverse impact to wildlife movement between the reserve and Murrieta Creek" (pg 216).*

I agree with the conclusion of the DEIR that Copper Canyon Country Club Specific Plan will have a significant negative impact on wildlife movement along Cole Creek. The majority of impacts to wildlife movement will be associated with the proposed golf course and not the

housing areas. Although it is clearly stated that the development of the golf course is subject to provisions contained in the document and will revert to open space if not developed, I think it would be helpful to critique the wildlife corridor component of the Specific Plan as written. The following is a list of issues not adequately addressed by the Wildlife Corridor Plan:

1. The plan fails to establish specific design guidelines for the wildlife corridor. Minimum width, buffers, and setbacks should be specified. These dimensions must be based on the requirements of the species found in the corridor. For example, the Comprehensive Species Management Plan for least Bell's vireo by SANDAG, 1989, recommends a minimum width encompassing the limits of riparian habitat plus a 100 foot biological buffer and an additional 50 foot building setback.

2. The proposed golf course is poorly designed to accommodate wildlife movement. The golf course configuration depicted on the Wildlife Corridor Plan fragments the corridor with seven fairways, seven golf cart paths, and one major road. Wildlife movement is unlikely where fairways cross the creek since vegetation would most likely be maintained to accommodate golf play and not corridor habitat. Minor design modifications could reduce the number of fairway crossings to none and the number of golf cart crossings to two. The primary goal should be to maintain an undisturbed corridor of riparian habitat along the length of Cole Creek.

3. The proposed undercrossing at Vineyard Avenue was not included for public review. Even if the golf course is not developed, this bridge will create a major barrier to wildlife movement along Cole Creek. The bridge is proposed to accommodate a 66 foot ROW yet the Specific Plan indicates it may eventually be widened to an 88 foot ROW. It is not clear which design was reviewed by the biologists cited in the DEIR.

4. The "Plant Palette" for landscaping Cole Creek contains many non-native species. To facilitate the movement of native wildlife species, any landscaping within the corridor must be limited to native plant species. Erroneous species mentioned in the plan include: TREES: *Alnus rhombifolia* (white alder) is indicative of the Sierras and northern California, *Arbutus unedo* (strawberry tree) native to South Africa, *Cercis occidentalis* (western redbud) found at higher elevations and further north; SHRUBS: *Plumbago auriculata* (cape plumbago) native to South Africa; GROUNDCOVERS: *Arctostaphylos uva-ursi* (bearberry) no Arctostaphylos species were found in site surveys, *Ceanothus griseus horizontalis* (Carmel creeper) occurs north of Santa Barbara.

CWM-2

The DEIR also describes a "Reduced Scope Alternative" which would eliminate the golf course and provide a 100 foot open space buffer along all creeks through the development. If the golf course is not developed, impacts to wildlife movement along Cole Creek could be minimal. Unfortunately, this alternative introduces a different impact on wildlife movement. Setbacks on all site drainages will create numerous "dead end" tributary corridors that could lure wildlife away from Cole Creek and thereby reduce the effectiveness of the corridor. Ecologists have found that many species are unable to find their way out of dead end corridors and often end up

trapped in residential backyards. If the reduced scope alternative is selected, efforts must be made to discourage wildlife movement into these tributary areas through the use of fencing, vegetation modification and lighting.

Ideally, the "No Project Alternative" would be the best for wildlife movement along Cole Creek but this option is not likely. Given that, it is my opinion that the "Reduced Scope Alternative" be approved with the following specific conditions regarding the protection of the Cole Creek wildlife corridor:

1. Limit all project development areas to the north side of Cole Creek.

2. Establish specific design guidelines based on the biological requirements of native species for the minimum width of the corridor, buffers, and building setbacks.

3. Ensure that the Vineyard Avenue crossing will permit unrestricted wildlife movement along Cole Creek.

4. Utilize native plant species in landscaping areas adjacent to corridor, buffers, setbacks, and fire breaks along Cole Creek.

5. Provide educational materials regarding native plant/animal collecting and responsible pet care to all residents.

6. Discourage wildlife movement into housing areas through the use of fencing, vegetation modification, and lighting.

Sincerely,

Craig W. Mayer

I. Graig W. Mayer (CWM)

CWM-1:

Mitigation measures B-5 and B-6 which has been added to the final EIR shall ensure sensitivity to these issues. The regulatory permit process which is currently underway will support compliance with DFG requirements, specifically addressing regulatory needs of species using the corridor, including large mobile species, such as deer and cougars.

CWM-2:

Mitigation B-6 has been added to ensure sensitive design of the golf course relative to biological issues.

CWM-3:

Mitigation measures B-5 and B-6 which has been added to the final EIR shall ensure sensitivity to these issues.

CWM-4:

Mitigation B-7 shall be added to the final EIR as follows:

B-7 Only native plant species shall be uses in plant palettes proposed for the corridor on the project site consistent with the Vegetation and Wildlife Habitat Management Plan.

Elsinore-Murrieta-Anza Resource Conservation District
24280 Washington Ave. - Murrieta, CA 92562 - Phone & FAX: (909) 677-9182

TO: Bud Gray
City of Murrieta
Planning Department
26442 Beckman Court
Murrieta, CA 92562-8850

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 2

To Ernie Egger	From Bud Gray
Co.	Co.
Dept.	Phone #
Fax # 676-2054	Fax #

FROM: Robert Wheeler

DATE: October 2, 1995

RE: Copper Canyon Specific Plan DEIR No. 95072128

This is, on the whole, a well-done report. We want particularly to remark on the thorough analysis of the drainage and of the archeological and cultural elements. The report appears incomplete, however with regard to the following:

RCD-1 1. Design for on-site retention of rainfall needs to be elaborated - BMPs such as infiltration trenches, filter strips, and other landscaping. We appreciate the attention paid to detention of runoff through retarding basins, and of water quality via wetlands, etc., but much of control begins at or near where the water hits the ground.

RCD-2 2. Elaboration as to whom is responsible for what as regards maintenance. This is particularly crucial with regard to the proposed golf-course area verses the housing area -- drainage, weed control, security, and wildlife.

RCD-3 3. Information regarding the impacts of the Reduced Scope Alternative. Because we believe that the <u>whole of Cole Creek requires protection as a non-impacted wildlife corridor</u>, the chief such on the eastern edge of the Santa Rosa Plateau, we support in general the Reduced Scope Alternative. How is maintenance for wetlands and lakes to be carried out? By whom? In general we would object to housing as close to the creek as one hundred feet. Where is the housing to be? Explore the probable impacts of dogs and cats, children, motor vehicles and other things that come with housing.

RCD-4 4. This Environmental Impact Report needs definitely to be related to the issues raised in the 404 Permit PDN with the U.S.-Army Corps of Engineers. What about responses to U.S. Fish and Wildlife's letter to the Corps of August 22, 1995? Like U.S.-Fish and Wildlife, we are also requesting an individual permit instead of a Nationwide #26, which we do not think is applicable.

RCD-5 5. Please note that the material indicated on pages eight and nine of the Hydrology Study, appendix G, is out of date. Any

Elsinore-Murrieta-Anza Resource Conservation District
24280 Washington Ave. · Murrieta, CA 92562 · Phone & FAX: (909) 677-9182

work done under the auspices of Riverside County Flood Control's Area Drainage Plan (ADP) will now require full environmental documentation by virtue of the recent settlement between U.R.G.E. et al vs. State Fish and Game, and State Water Resources Control Board, invalidating Flood's 1986 Negative Declaration so far as these agencies' use is concerned. It is unlikely that much will be allowed to be done to the stream other than leaving it in its undefiled natural form.

Robert Wheeler

J. Elsinore-Murrieta Anza Resource Conservation District (RCD)

RCD-1:

These landscaping methods may be appropriate in lower density residential development such as Planning Area 1, where not in conflict with the City Hillside Development Ordinance. Other higher density development areas cannot, based on City development standards and the Uniform Building Code, accommodate such measures. However, areas of common open space such as landscaped parkways, as well as individual yard areas, could function similarly to the measures outlined.

RCD-2:

Maintenance of facilities has been outlined in the draft EIR in the following measure:

F-2 **Impact: Long-term maintenance of flood control improvements as delineated in the proposed Drainage Concept.**

Mitigation:

Maintenance of the project drainage facilities is essential to the long-term viability of mitigation measures discussed above. Drainage facilities shall be maintained by a combination of entities. Storm drain systems within public rights-of-way and the two associated detention basins proposed will be maintained by RCFCWCD, the City's Community Service District or the City of Murrieta. Other minor systems outside of public rights-of-way will be maintained by the Community Services District.

RCD-3:

Maintenance of the wetlands facilities will be carried out as delineated in mitigation F-2 listed above and would include, as delineated in the draft EIR, the following maintenance provisions:

W-4 **Impact: The long-term maintenance of the water quality wetlands.**

Mitigation:

Sediments and other materials located within the water quality wetlands will be subject to periodic removal and disposal to a certified landfill. Prior to removal, sediments shall be tested to ensure that any toxic materials do not exceed limits associated with local landfills. In the event that the sediments do exceed these standards, the removed sediments shall be disposed of in

a landfill suitable to receive hazardous materials.

Also, see responses EHL-3 and TNC-4 relative to the reduced scope alternative and Preserve impacts. Finally, mitigation measures B-5 and B-6 which have been added to the final EIR shall ensure sensitivity to these issues.

RCD-4:

Even though the regulatory process is currently underway but is not completed, project implementation will comply with all requirements contained in the biological opinion of the U. S. Fish and Wildlife Service issued for this project. Further, compliance with all requirements contained within the Streambed Alteration Agreement will be followed. Requirements from both agencies shall be incorporated in the Vegetation and Wildlife Habitat Management Plan and Golf Course Design Review Plan offered as additional mitigation measures B-5 and B-6.

RCD-5:

The City appreciates the updated information.

THE AVALON MANAGEMENT GROUP, INC.
"Excellence in Association Management"

31594 Railroad Canyon Rd. Suite C, Canyon Lake, California 92587 (909) 244-0048 Fax (909) 244-0520

October 2, 1995

Also Via Fax # 698-4509

City of Murrieta
Mr. Bud Gray, Project Planner
26442 Beckman Court
Murrieta, California 92562

Re: Copper Canyon Specific Plan (94-037)

Dear Mr. Gray,

We are the managing agent for the Bear Creek Master Association. Pursuant to our conversation this date I am responding to the Public Notice of the above mentioned EIR on behalf of Bear Creek Master Association.

The Association has several concerns, they are:

BCMA-1 1) Increased traffic. As you are aware, the present demographics are such that there is little traffic flow from the communities on either side of Clinton Keith, and there is a great concern that the streets, including Clinton Keith, would not be able to handle any increase above what exists today. Since Bear Creek Master Association is responsible for the 24 hours ingress and egress for all of Bear Creek, and our guard station is located within 20' of the road, we see first hand the traffic problems that exist on Clinton Keith every day. Near misses and speeding cars are common place. Most recently we had a car swerve out of control and cause over $2,000.00 in real property damage.

BCMA-2 2) Wildlife preservation. Our guards observe many animals crossing Clinton Keith on a regular basis. They seem to know when the peak periods of traffic are and avoid those times. A fundamental change in the traffic patterns may have a detrimental effect on the animal life.

BCMA-3 3) Increased crime. Noting the addition of commercial property to the existing residential community we are concerned that there will not be an exponential increase in police protection. This will be yet another out of the way area our police force will have to patrol leaving the area ripe for criminals.

BCMA-4 4) Economic viability of another golf course. While we cannot speak for the golf course, we have concerns that an addition of another golf course within a mile or two of each other would not be economically feasible and could lead to disastrous financial conditions for both of them.

October 2, 1995

City of Murrieta
Mr. Bud Gray, Project Planner
26442 Beckman Court
Murrieta, California 92562

Re: Copper Canyon Specific Plan (94-037)

BCMA-5

5. Increased Noise. As you already know, the community in which Copper Canyon is in is a quiet, residential community located in the foothills. The sound of a vehicle can be heard for miles in the night time. The addition of commercial activities would forever destroy the quite enjoyment so prevalent in the area.. We invite the council to sit out in the backyard of the homes any time after 7:00 pm and observe the peace and tranquility.

I wish to thank you for allowing us this opportunity to address this issue, and would request that you let me know of any future developments, public hearings, forums, etc. on the matter.

If there will be any committees formed in relation to this, please let me know.

Very truly yours,

Mark D. Jones, AMS, PCAM
as Agent for the Board of Directors

f:\bcar\city.2

K. Bear Creek Master Association (BCMA)

BCMA-1:

A full traffic study which has been summarized in the draft EIR has been prepared for the project which details impacts and associated mitigation for affected roads including Clinton Keith Road. The draft EIR, on page 384, provides a summary of Level of Service (LOS) for intersections including the intersection of Clinton Keith Road and Calle Del Oso Oro which also is at the entrance of the Bear Creek Community. This intersection, without improvements, would operate at a LOS of A for traffic going northbound and LOS C for traffic going southbound during the evening rush hour. These traffic levels are below the threshold of significant traffic congestion which is designated as LOS D (LOS can range from A to F, with A representing little traffic congestion and F representing substantial traffic congestion). Further, with proposed improvements, a traffic light would be placed at this intersection which would aid in slowing traffic and protecting drivers exiting both communities.

BCMA-2:

While traffic volumes will increase along Clinton Keith Road, the peak periods of traffic will not substantially be altered.

BCMA-3:

The discussion in the draft EIR on page 407, under the heading, Police Services, has detailed potential project impacts and proposed mitigation measures. The project will result in the need for three additional police officers which would be funded through additional general fund tax revenues from property taxes within the project site.

BCMA-4

Comment acknowledged.

BCMA-5

A detailed acoustical analysis has been prepared for the project and is summarized on pages 261 to 273 of the draft EIR. Increases in traffic noise produced by the project are summarized on Table II-18, indicating that noise levels would increase from 0.2 to 2.4 dBA (decibels). The standard for significance relative to increased noise is an increase 3.0 dBA beyond ambient noise levels.

The Friends of the Santa Margarita River
P.O. Box 923, Fallbrook, CA 92028

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October 2, 1995

Bud Gray
City of Murrieta Dept. of community Development
26442 Beckman Court
Murrieta, CA 92562-8850

The Friends of the Santa Margarita River is a non-profit membership organization with members equally divided between the upper and lower watershed. We are dedicated to the preservation of the natural and historic resources of the Santa Margarita River.

We have reviewed the DEIR for the Copper Canyon Project Specific Plan and have found it to be inadequate. In our very brief survey of the document analyses of habitat seem simplistic. Damage due creation of a golf course seems understated, and the effectiveness of proposed mitigation measures seems overstated. We have given our attention to the discussions of grading, drainage, historical, natural and biological resources, water quality, and land use. Cole Creek is an irreplaceable, unmitigatable resource. It is one of the most beautiful natural park assets in the area, and should be available for educational and low impact recreational enjoyment for all of Murrieta's citizens for years to come. A municipal golf course, if needed and affordable, should benefit more than one subdivision, and should utilize far less sensitive land with considerably less mitigation expense. It is our opinion that the DEIR is inadequate for reasons discussed below.

The Reduced Scope Alternative appears to potentially address most of our objections but is also inadequate because, as set out in Chapter V, Page 448. A **Introduction** (5) *"The range of alternatives required in an EIR is governed by 'rule of reason' that requires the EIR to set forth those alternatives necessary to permit a reasonable choice. ... The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making."* The one paragraph description found in Chapter V, Page 453 C. **Reduced Scope Alternative** does not include sufficient information for either the public or the city to make an *"informed decision."*

QUESTIONS AND PROBLEMS REGARDING THE PROPOSED PROJECT:

Chapter I, Executive Summary

FSMR-1

Page 4, **Exhibit I-1, Environmental Constraints**
We note that the upper 3/4ths of Cole Canyon consists almost entirely of the following categories,, 25% or greater slopes, woodland and riparian. There are only isolated pockets of land not shown as constrained. If the area is left natural, as proposed under the Reduced Impact Alternative, without the golf course there would be no impact to these areas..

Chapter II Environmental Impact Analysis

FSMR-2

- Page 80, **Table II-1 - Scoping Matrix** - Cultural resources are not mentioned, particularly the Avaaax Indian Village and the Butterfield Stage Route crossing

FSMR-3

- Page 89, **Objective**: - There is no discussion of the value of Cole Canyon as a passive recreation and wildlife corridor as opposed to a golf course

FSMR-4 • Page 97, Exhibit II-5 - **Hillside Development Concept Planning Area 16 & 18** - Elimination of golf course grading will eliminate the need to remove chaparral and replace with native grasses. Restoration and creation of habitat has not been proven to be entirely successful. Replacing chaparral with native grasses may not work sue to make up of soils.

FSMR-5 • Page 98, Why remove 10 to 12 oak trees for golf course grading? These mature trees are irreplaceable. There is no mention of the fact that the oak trees are an important food source for the Acorn Woodpecker and many other species, and their value as shelter for many additional species is never mentioned.

FSMR-6 • Page 103 **Table II-3, Copper Canyon Land Use Summary** - This chart indicates that the elimination of the golf course will increase open space area to a maximum of 167.3 acres or 38.4% of the proposed project.

• Page 107, A golf course is not the only amenity to attract "recreational oriented families," or to provide "visual softening of the surrounding urban environment" Cole Canyon, left as natural area will also perform this function. In one nearby subdivision, Spirit Homes, lots bordering a natural area brought premiums.

FSMR-7 • Page 110, In spite careful management practices, the golf course development cannot retain the existing wetlands and riparian vegetation without degradation.

• Page 111 Irrigation of the golf course will modify the natural areas negatively due to dry season water, mowing, fertilization, etc. Turf areas will support a greatly increased of prey species, rabbits, ground squirrels, gophers, etc. These species move out into the neighborhoods and create problems for residents who will not always use habitat sensitive means of control. There will be a corresponding increase in predator species such as coyote and bobcat which do not discriminate wild species from neighboring domestic pets.

• Page 119, **Exhibit II-10 Wildlife Corridor Plan** - A golf course cannot provide the necessary cover and food diversity to be considered a wildlife corridor. Animals do not always move during closed hours. Wild species and people do not mix.

• There appears to be no corridor connection to the north between Cole Canyon and Murrieta Creek. Does this effectively limit line H as a corridor to the east?

FSMR-8 • Page 120, and following **Oak Woodland Preservation Plan** In the past grazing has limited the number of young oaks to mature trees. Several recent wet years have resulted in many less than 10 year old trees. This regenerating oak woodland should also be protected since these well rooted small trees play an important part in a natural oak woodland.

FSMR-9 • Page 122 **Vegetation Preservation Plan**, Page 130, **Drainage Concept Plan**, Page 145, **Master Phasing Plan** & Page 277, **Treatment Control BMP's** - The first flow and retarding (detention?) basin concept is good, but should be in place as each phase is graded. This should be maintained under any project or alternative.

FSMR-10 • Page 123, **Southern Cotton wood Riparian Forest** - It is suggested the preliminary grading plan encroaches into the Cole Creek Riparian habitat by only 5.09 acres consisting of .703 acres of fill and 4.39 acres of managed habitat" (vegetation will be trimmed and maintained to allow for line-of-sight for golfers) together with 4 bridges for foot and car traffic and an additional bridge on Cellars Springs Drive (Vineyard Avenue? as shown on exhibit 2-46) It appears to us that the golf course landscaping and irrigation plan will significantly alter the approximately 50 acres of apparently wetland plus adjoining areas (i.e. the 167.3 acres of golf course). Therefore, the proposed project should not be eligible for a nation wide Permit (10 acres & under). The muliple creek crossings will create erosion and disturb wildlife, and are unacceptable.

• Page 131, **Exhibit II-1 - Drainage Concept Plan,** & Page 221, II-28, **Projected fill & Jurisdictional** areas - Some blue line stream areas are eliminated under the proposed project. This is not judged to be mitigatable, and again we propose that the inadequately described Reduced Scope Alternative appears preferable.

FSMR-11 • Page 160, Table II-7 - **Copper Canyon Specific Plan Slope Condition and Grading Summary** - This chart indicates the 32.6 acres of golf course, plus 3 acres of club house area contain slopes in

excess of 25%. Grading of these areas adjacent to Cole Canyon is unnecessary either in the proposed plan or the Reduced Scope alternative.

FSMR-12

- Page 177, **Exhibit II-25 - Plant communities** - A comparison of this graphic with Exhibit II-16 suggests the golf course will eliminate the annual grassland area existing in Cole Canyon. Experience on the Santa Rosa Plateau indicates that even extremely disturbed areas can be regenerated with careful management. Given the fact that less than 2% of California's native grassland remain it seem imperative that these remnants be protectedand encouraged.

FSMR-13

- Page 211, **Exhibit II-27 Acreage of Plant Communities to be removed** - Apparently all of the area of Southern Cottonwood Riparian and Coastal Live Oak Woodland lie within the golf course area. Therefore elimination of the golf course will eliminate this loss of habitat.
- Page 221, **Exhibit II-28, Proposed Fill of Jurisdictional Areas** - Waters of the United States and Wetland Areas are proposed to be filled under this specific Plan. As can be seen in this exhibit Cole Canyon appears to be less than 1/2 the total and therefore the Reduced Scope Alternative should be the preferred plan.

FSMR-14

- Page 223, **Exhibit II-30, Pond Use and Local Habitat Linkages with Murrieta Creek** - This graphic suggests animals continue down Cole Canyon to its confluence with Murrieta Creek before reversing direction to move up creek. This is highly unlikely pattern. Cross valley linkages, via Warm Springs and Lines F and H on the Master Plan and Drainage are not shown. Their inclusion is important if the importance of Cole Creek as a habitat corridor is to be fully understood. .

FSMR-15

- Page 278, **Treatment Control BMP's** - Water quality management plan proposes specific golf course water quality controls, including installation of efficient irrigation and careful application of fertilizer, herbicides and pesticides. "Also the golf course has been designed with a berm adjacent to drainage course areas to ensure that irrigation water and storm water cannot enter those areas." this suggests these berms will also prevent Cole Creek from entering the golf course, This effectively blocks the creek's natural braided pattern.

FSMR-16

- Page 327, **Cultural Resources** - The village of *Avaaax* is described as one of the few remaining identified village sites (from Historic literature) (sites 1139, 1139A, 1283, 2808, -2815,) as recommended by the Pechanga Tribe of Indians this entire extended village site should be fenced and covered. In addition we would suggest access be designed so that in the future a complete excavation and interpretation of the village will remain a viable option.

FSMR-17

Chapter III

Page 435, **Biological Resources** - The cumulative biological impacts state "development ... would lead to a significant reduction of biodiversity..." We suggest that eliminating development from Cole Canyon and the Murrieta Creek areas can significantly reduce this effect
Page 436, **Historic and Prehistoric resources** - The *Avaaax* village site should not be encroached upon in any way.
Page 439, **Mitigation Measures** <u>**Water Quality**</u> - The DEIR states that flooding will be mitigated by the development of the Riparian areas. This is incomplete since the golf course berms will interfere with the natural flow of Cole Creek, and significant blue line streams and riparian areas are to be eliminated
Page 441, Implementation of this Specific Plan will eliminate a significant open space resource

FSMR-18

Chapter IV Adverse Environmental Effects should the project be implemented

Page 445, **Table IV-1, Issue and Impacts Summary**
The following are incorrect:

- Slope erosion and flooding - The golf course berms result in an adverse effect to Cole Creek
- Water Quality - Golf course will adversely affect water quality
- Historic - This could be shown as a + positive impact if the *Avaaax* site is <u>fully</u> protected. (What about the Butterfield Stage Route? This is not mentioned)

- Biological Resources - The impact would be significantly less if no golf course is constructed. Does this include Wildlife movement? - If so we consider this to be unmitigable.

Chapter V Project Alternatives

FSMR-19

- CEQA Sec. 15226 states that alternative projects (note the plural) must be considered. The problem as stated above is that there is insufficient information to provide in-depth analysis of the single alternative project..
- Page 449, - (5) Rule of Reason has not been applied in this DEIR
- Page 453, C. **Reduced Scope alternative** - This alternative, to reduce the number of homes to 900 and not build the golf course, may not be the only reasonable alternative, and it appears there are places where a 100 foot set back from the creek may not be enough and there may be areas where structures could be closer. The Reduced Scope Alternative is not adequately discussed with the 1 paragraph introduction.
- Page 457, **Table V-2, Compared Matrix of Alternatives** - Under the reduced Scope Alternative the water quality, if carefully managed for first flow pollution should have a substantially lesser impact. Cumulative impacts should also be substantially lesser. Historical and paleontological should be substantially less since if there is no golf course there is no need to encroach upon these sensitive areas.

FSMR-20

In summation, we feel the golf course should not be considered with the proposed project, it seems to be a separate project designed to enhance the Copper Canyon residential area, and is not suitable for a municipal golf course. The Reduced Scope Alternative should be discussed in further detail for complete analysis, and other alternative projects should be considered. Cole Creek is more valuable and less costly to the City of Murrieta as a natural open space and low impact recreational and educational area. It's value as habitat and corridor is unmitigatable.

Thank you for your consideration,

Sincerely,

Nancy Backstrand
President

cc: Mary Butterwick, E.P.A.
Calif. Dept Fish & Game
U.S. Fish and Wildlife Service
Elsinore-Murrieta-Anza Resource conservation District
U.S. Army Corps of Engineers
Regional Water Quality Control Board
Other interested individuals and organizations

L. The Friends of the Santa Margarita River (FSMR)

FSMR-1:

Comment acknowledged.

FSMR-2:

The topic of cultural resources has been added to the scoping matrix included in the following table. As a summary of topics to be addressed in the EIR, it is not intended to be a detailed description of issues. Therefore, it is not appropriate to mention the village of 'Avaa'ax or the Butterfield Stage Route crossing which is located approximately two miles to the southwest of the project site.

Scoping Matrix

Issue	Potentially Significant	Potentially Cumulatively Significant
Landform	Yes	Yes
Geology / Soils	Yes	Yes
Seismicity	Yes	Yes
Grading and Drainage	Yes	Maybe
Energy / Natural Resources	Yes	Yes
Biological Resources	Yes	Yes
Open Space / Agriculture	Maybe	Yes
Air Quality	Yes	Maybe
Cultural Resources	**Yes**	**Yes**
Water Quality	Yes	Yes
Noise Hazards	Maybe	Yes
Aircraft Noise / Hazards	No	Maybe
Land Use	Yes	Maybe
Visual / Aesthetics	Yes	Maybe
Light and Glare	Yes	Maybe
Traffic / Circulation	Yes	Yes
Public Facilities / Utilities	Yes	Yes
Toxic Hazard	Yes	Maybe
Housing / Population	Yes	Yes

FSMR-3:

The objectives listed on page 89 are project objectives and do not have to consider other objectives. See CEQA Guidelines Section 15124.

FSMR-4:

The "reduced scope" alternative has been proposed for the purposes of eliminating golf course impacts. Relative to the planting of native grasses, the measure is proposed to reduce the visual intrusion of the golf course into the hillside and is not proposed to directly mitigate biological impacts. On-site soils will support native grasses since they are a component of less dense and/or early successional stage chaparral plant communities.

FSMR-5:

The acorn woodpecker is specifically mentioned on page 181 of the draft EIR. Impacts to the biological value of the oak woodland and other on-site habitats are recognized in the draft EIR and summarized on page 213.

FSMR-6:

Comment acknowledged.

FSMR-7:

These impact are generally recognized as significant in the draft EIR and summarized on page 213 as well as on pages 215 to 220. These specific impacts are noted and would further augment the draft EIR conclusion of significant impacts relative to wildlife movement, coastal sage scrub, Category 2 species, coast live oak woodland and southern cottonwood-willow riparian forest. Also, Mitigation measures B-4, B-5 and B-6 which have been added to the final EIR shall ensure sensitivity to these issues which include coastal sage scrub mitigation, sensitive golf course design and habitat management.

FSMR-8:

Regenerating oak woodland areas will be protected where located within designated open space. Grading will also be eliminated within the canopies of oaks.

FSMR-9:

The draft EIR, on page 278, states, "The specific plan has stated that the water quality wetlands system will be in place concomitantly with the development of the project's residential enclaves regardless of the status of the golf course in terms of implementation or timing."

FSMR-10:

Mitigation measures B-5 and B-6 which have been added to the final EIR should ensure sensitivity to these issues relative to sensitive golf course design and long-term habitat management.

FSMR-11:

These areas will be subject to the City Hillside Development Ordinance and developed in accordance with Exhibit II-5 and subject to additional review by the City to ensure grading minimization.

FSMR-12:

The grassland areas of the Plateau reserve consist of a significant percentage of native perennial grasses. Most annual grasses are non-native and invasive and out-compete the slower growing native grasses. The annual grasslands found on the project site have little or no native perennial grassland components associated with them. The success of native grassland restoration on the Plateau through controlled burning and other methods was successful due to a large percentage of remnant native grasses still surviving. This condition is not evident in grasslands located on the project site, thus, restoration success of on-site grasslands would be questionable.

FSMR-13:

Comment acknowledged.

FSMR-14:

The graphic referenced was concerned with illustrating the linkage between the Santa Rosa Plateau Reserve and Murrieta Creek. "Cross valley" linkages, as listed in the comment, are noted as part of the area-wide wildlife corridor system.

FSMR-15:

Mitigation B-6 has been added to ensure that the golf course design limits and avoids impacts to sensitive biological resources located within Cole Canyon Creek to the maximum extent feasible.

FSMR-16:

These recommendations are covered under mitigation HP-1a, HP1b. Implementation of these measures would not preclude excavation and interpretation of the village in the future.

FSMR-17:

The impacts and mitigation measures listed on pages 435, 436 439 and 441, under the cumulative impact analysis section, delineate overall, City-wide potential effects in general terms. Direct project impacts are discussed in Chapter II.

FSMR-18:

Table IV-1 represents impacts after mitigation, therefore, identified adverse impacts to water quality have been mitigated and are reflected in the table. Adverse effects to Cole Creek are recognized under biological resources as significant and adverse after mitigation, instead of the heading of slopes, erosion and flooding. Implementation of mitigation HP-1 (a-e) and HP-2 (a-e) would mitigate impacts on the village site to insignificance in compliance with CEQA and professional standards established for mitigating cultural resources. It is acknowledged that full protection of the village site as prescribed in measure HP-3 (a,b) would be beneficial, however, the project as currently designed still has potential to adversely impact the village site of appropriate measures are not implemented. Regarding the Butterfield Stage Route, this route has not been identified within the project area and by all sources referenced appears to be located approximately two miles to the southwest of the project site.

FSMR-19:

Chapter IV, Additional Alternatives Analysis, has been added to the Final EIR to respond to comments regarding alternatives.

FSMR-20:

Comment acknowledged. Please note that in their consideration of whether to approve or deny the project, the City Council can consider or request project revisions or the adoption of other alternatives. Also see response EHL-1.

PECHANGA INDIAN RESERVATION
Temecula Band of Luiseño Mission Indians

Post Office Box 1477 • Temecula, CA 92593
Telephone (909) 676-2768 FAX (909) 695-1778

Spokesman:
Mark A. Macarro

Council Members:
John Magee
Patrick Murphy, Jr.
Norman Pico, Jr.
Marie Russell
Bill Todd

October 2, 1995

Bud Gray
City of Murrieta
26442 Beckman Court
Murietta, CA 92562

Re: Public comment on Copper Canyon EIR

Dear Mr. Gray:

On behalf of the Pechanga Band of Luiseno Indians, whose reservation is known as the Pechanga Indian Reservation, and as Chairperson of the Pechanga Cultural Resource Committee, and as a resident of Pechanga Reservation, I wish to thank you for contacting us and allowing us to comment on your project.

We have reviewed the archaeology reports and the EIR prepared for the Copper Canyon Project. As you know the project contains very sensitive archaeological resources, We strongly support recommendation HP-3b in the EIR, "Preserve and protect the Cole Canyon Village complex as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed, and by locating and curating the artifact collected at an appropriate regional facility or a museum within the City" (page 351, Chapter II, Section c).

PIR-1

We recommend that Native American monitors be present during any further earth-moving phases of the project. We must stress that preservation is the preferred method of mitigation. The sites described in the report are habitation sites and therefore have a strong possibility of containing human remains and other highly significant finds.

Therefore we hereby make the following recommendations:

1. There should be consolation with the Band prior to further archaeological work regarding the significance of these archaeological sites and the methods that will be employed.

2. There should be one or more tribal monitors present during archaeological excavations to insure that our artifacts or remains are treated with dignity and respect.

3. Prior to excavations there should be an agreement in place for the return of the sacred objects, religious items, or human remains to the tribe.

4. During grubbing, clearing, and grading at the site ther should be Tribal monitors in place to insure that our ancestral remains are protected and dealt with in a dignified manner if any are uncovered.

Thank you

Sincerely:

Raymond Basquez, Chairperson
Pechanga Cultural Resource Committee

M. Pechanga Indian Reservation (PIR)

PIR-1:

The draft EIR concurs with the recommendations for Native American Monitors listed in the comment as indicated in the mitigation measures HP-1 (a-d) and HP-2 (a-c). The final EIR shall be revised to include the following modifications to measures:

HP-1e

There shall be consultation with the Pechanga Band prior to further archaeological work regarding the significance of these Native American sites and the methods that will be employed.

HP-1e and HP-3b

Preserve and protect Cole Canyon village complex as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed and by locating and curating the artifacts already collected from the village site at an appropriate regional facility or a museum within the City. Repatriation of sacred or religious items and human remains to the Pechanga Band shall be initiated when the collections are located and after archaeological research is completed per the Native American Graves Protection and Repatriation Act.

Riverside County
Waste Resources Management District
Robert A. Nelson, Chief Executive Officer

September 12, 1995

CITY OF MURRIETA
SEP 15 1995
RECEIVED
PLANNING DEPT.

Bud Gray, Consultant Planner
City of Murrieta
Planning Department
26442 Beckman Court
Murrieta, CA 92562

RE: Draft Environmental Impact Report for the Copper Canyon Specific Plan in the City of Murrieta (SCH# 95072128)

Dear Mr. Gray:

The Riverside County Waste Resources Management District (RCWRMD) has reviewed the Draft Environmental Impact Report (DEIR) for the Copper Canyon Specific Plan which is located in the City of Murrieta. In our letter dated August 16, 1995 (copy attached), we reviewed the NOP for this project; and we requested that a number of issues related to waste generation and disposal be addressed in the DEIR. However, many of these issues were not addressed or were addressed inadequately in the DEIR. Therefore, we would like to make the following comments for your consideration:

WRMD-1

Page 418 In the fourth paragraph, please use the correct name for the Riverside County Waste Resources Management District when referring to this agency. Also, it should be noted that according to the DEIR prepared for the El Sobrante Landfill Expansion, El Sobrante opened in 1986 and has a current permitted capacity with which it will cease operation in approximately 2003 or 2004.

Page 418 In the sixth paragraph, again, use the correct name for the Riverside County Waste Resources Management District.

WRMD-2

Page 419 In the first paragraph there is no estimate for the amount of construction debris that will be generated for the commercial development and the golf club; please include. Also, the final EIR should have a discussion of the programs available for the recycling of this construction waste, such as onsite grinders and wood waste recycling facilities.

WRMD-3

Page 419 In the second paragraph, again, use the correct reference for this agency.

Page 419 In the fourth paragraph and the attendant calculations, please indicate in the final EIR the source for the jobs per acre and the pounds of waste generated per employee.

WRMD-4

Page 420 While there is a statement in the second paragraph that recycling bins will be supplied by the solid waste haulers, there is no discussion of the requirements of the California Solid Waste Reuse and Recycling Act of 1991. This act requires that

1995 Market Street • Riverside, CA 92501-1719 • (909) 275-1370 • Fax (909) 275-1374 • Fax (909) 275-1334

adequate areas for collecting and loading recyclable materials be provided in commercial projects, multi-family residential projects with five or more units, and detached, single family residential projects where solid waste is collected and loaded in a location which serves five or more units. The final EIR should address this Act and its requirements as it applies to this project.

WRMD-5

Page 420 Also, in the second paragraph it is unclear what is meant by the statement "...the Local Enforcement Agency... shall be notified prior to burial or removal." Please clarify as to what activity would be reported and who would be responsible for such reporting. This agency, RCWRMD, would be contacted normally when there is a big landfilling need. Also, it should be noted that county landfills do not accept hazardous materials. The final EIR needs to assess how much household and commercial hazardous waste will be generated by the project and how it will be disposed.

WRMD-6

In addition, this document needs to address the potential impacts associated with the collection and transportation of the solid waste from the project such as disposal truck traffic and associated air quality impacts. Also, there is no calculation of the amount of greenwaste which would be generated by the golf course and the landscaped areas of the project; please include in the final EIR. This discussion of greenwaste should include also the feasibility of either onsite composting or the alternative of separating the greenwaste from other waste types and transporting it to a permitted composting facility.

Thank you for the opportunity to comment on the DEIR for the Copper Canyon project. If you have any questions, please feel free to contact me at (909) 275-1319. We look forward to reviewing the final EIR for this project when it becomes available.

Sincerely,

John W. Lampe
Planner III

JWL:ng
Attachment:
f:\data\plng\landusc\cir95-2a.wpd

N. Riverside County Waste Resources Management District (WRMD)

WRMD-1:

The revised information shall be reflected in the final EIR.

WRMD-2:

Assuming 25 pounds of contruction waste per square foot of commercial building, the project would produce 2,300 tons of construction waste on a one time basis as estimated in the following equation.

184,000 square feet X 25 pounds/square foot X 1 ton/2,000 pounds = 2,300 tons

Relative to on-site grinders and wood waste recycling facilities, an additional mitigation measure will be included in the Final EIR.

WRMD-3:

The revised information shall be reflected in the final EIR. The employment estimated were provides by Dr. Ray Young of Urban Research Associates, a firm specializing in socio-economic analyses.

WRMD-4:

Requirements of law, code or statute must be implemented for every project subject to its associated provisions. These requirements do not need to be lsited in an EIR since mitigation measures are proposed over and above requirements of law.

WRMD-5:

This is a reference to the Riverside County Department of Environmental Health, Solid Waste, and is based on previous draft EIR comments by that agency. They have requested that they be notified in the event that undocumented wastes are uncovered during grading activity that they be notified. Mitigation w-2 has been proposed relative to household hazardous wastes.

WRMD-6:

Overall basin-wide air quality impacts of the project are determined through the South Coast Air Quality Management District's MAAQI computer program in accordance with their directives. Project related trip generation is already factored into the model. Assuming 50 pounds of green waste per home per week, the project, at 1,027 units would produce 25.68 tons per week. A mitigation measure, PF-11, has been included in the draft EIR to ensure separate green waste containers are provided by the solid waste hauling company for disposal at an approved composting facility. Also, the following measure shall be added to the final EIR:

PF-11 Wastes produced by the golf course shall be composted on-site or hauled to an approved composting facility.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Transportation Department

David E. Barnhart
Director of Transportation

September 13, 1995

CITY OF MURRIETA
SEP 19 1995
RECEIVED
PLANNING DEPT.

Mr. Bud Gray
Consultant Planner
City of Murrieta
26442 Beckman Court
Murrieta, California 92562

Re: Notice of Completion for Environmental Impact Report (EIR) for the Copper Canyon Country Club Specific Plan, financing of County transportation facilities

Dear Mr. Gray

We have reviewed the Transportation/Circulation Section of the Environmental Impact Report for the Copper Canyon Country Club Specific Plan, dated August 1995. With regard to transportation facilities located within the County that this project will impact, as the EIR has indicated, we find the document lacking in two areas;

RCTD-1

1) Lack of discussion of the Southwest Area Road and Bridge Benefit District (RBBD). Will this project be required to pay RBBD fees? This report does not refer to the Southwest Area RBBD. If the project does not participate in the Southwest Area RBBD, how will this affect the County's/City of Murrieta's RBBD Administering Agreement? Are the transportation facilities impacted by this project proposed to be improved by the RBBD? Which are not? The EIR indicates that a fee program will be established by the City. Will this new fee program fund facilities in the County?

2) The EIR also indicates that funding responsibility for facilities not covered in the existing Owners Participation Agreement (OPA) will be established accordingly. What facilities are currently covered in the OPA? How does the OPA function? Does it include County facilities impacted by this project? How will the remaining cost not covered in OPA be addressed?

If you have any questions, please feel free to contact Marshall Lee, Senior Planner, at (909) 275-6770.

Edwin Studor
Transportation Planning Manager

ML:ml
cc. Bob Buster, 1st District Supervisor
David E. Barnhart

Post-it™ brand fax transmittal memo 7671	# of pages ▸ 1
To ERNIE EGGER	From Bud
Co.	Co. Murrieta
Dept.	Phone #
Fax # 676-2054	Fax #

4080 Lemon Street, 8th Floor • Riverside, California 92501 • (909) 275-6740
P.O. Box 1090 • Riverside, California 92502-1090 • FAX (909) 275-6721

O. Riverside County Transportation Department (RCTD)

RCTD-1:

The project will provide roadway improvement funding through the OPA as delineated on Table II-2 on page 86 of the Draft EIR. The function of the OPA is summarized on pages 85 through 87 of the Draft EIR. Other improvements for city-wide roads and intersections will be funded on a fair-share basis through a city-sponsored fee program. For percent contribution estimates, please see Table II-35, Page 391, of the Draft EIR.

SAY ZIFF
FROM: BUD GRAY

Rancho Water

October 3, 1995

Mr. Bud Gray, Consultant Planner
City of Murrieta
Planning Department
26442 Beckman Court
Murrieta, CA 92562-8850

CITY OF MURRIETA
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C. Michael Cowett
Best, Best & Krieger
General Counsel

SUBJECT: Copper Canyon Specific Plan
Draft Environmental Impact Report

Dear Mr. Gray:

This letter is in response to your request for input for the subject project. The Rancho California Water District has previously forwarded our comments to your attention for this project, please refer to the attached letter dated August 15, 1995. Our current comments remain relatively the same except for the following additions and clarifications.

Volume I, Chapter II, Paragraph C (Environmental Setting, Impacts and Mitigation Measures).

RCWD - 1

- **Item 15 (Public Facilities and Services-Water Service).**

  As stated the project is located within the boundaries of the Rancho California Water District (RCWD) and therefore water service is available upon application and payment of any required fees. Domestic water for this project primarily comes from facilities owned and operated by the Metropolitan Water District of Southern California (MWD) and to a minor extent from local wells owned by RCWD. Water service from MWD is provided to Western Municipal Water District (WMWD), a member agency of MWD, and retailed to RCWD. Sources of water from MWD are imported as stated in your report, however, these waters are not transmitted to RCWD through the Auld Valley Feeder, but are delivered to RCWD through the MWD facilities, San Diego Pipeline No. 4.

  The existing watermain that services this area is 30" in diameter and lies within Calle Del Oso Oro and is tied into a 2.2 million gallon reservoir. As stated in the August 15, 1995 letter, RCWD will provide water service to this project.

30th Anniversary (1965-1995)

Serving Temecula & Murrieta Valley Since 1965

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- **Item 15 (Public Facilities and Services-Sewer Service)**

  Sewer service is supplied to this area by RCWD. Treatment of sewage generated by this development will be treated at RCWD's Santa Rosa Wastewater Reclamation Facility (SRWRF). There currently exists sufficient capacity at the SRWRF to treat the anticipated flows generated by this development, however, additional transport facilities will be required to transport these waste flows to the treatment facility.

Please refer to the August 15, 1995 letter for additional comments including those concerning the use of reclaimed water for landscape and golf course irrigation. If there are any additional questions please contact this office.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Steve Brannon

Steve Brannon, P.E.
Development Engineering Manager

wp95\SB:cb119/FEG

cc: John Hurlburt, Planning & Capital Projects Manager
Lauric Williams, Engineering Services Manager
Senga Doherty, Engineering Technician

Attachment

P. Rancho California Water District (RCWD)

RCWD-1:

Comment acknowledged.

Comments to the City of Murrieta Planning Commission regarding development of Cole Canyon. (Copper Canyon site)

:compiled from comments of GreenBelt Committee [illegible]

City of Murrieta - attn; planning dept, Bud G[illegible] 10/4/95

CITY OF MURRIETA
OCT 05 1995
PLANNING DEPT.

The FEIR provided for Copper Canyon is inadequate as an informative document for the following reasons:

JM-1

a) It does not provide surface/groundwater flow rates or volumes onsite and in upstream areas. Without this, citizens cannot assess costs and effects of maintaining or increasing present retention of rainwater. (to balance water use by its residents and so avoid negative economic and environmental impacts of imported water.)

b) It does not discuss modification of groundwater flow rates and volumes by upstream retention management. (This planning element could provide year-round creek flows that would greatly enhance the value of the site.)

c) It does not discuss off-site storage of stormwater for aquifer recharge and other beneficial use by the community.

Without accurate and complete data the public cannot:

1. Estimate the degree to which through-flows may be controlled with upstream modification of vegetation and percolation enhancement using USDI-FS/USDA-NRCS techniques.

JM-2

2. Determine if proposed NPS pollution control will protect the quality of their drinking water supplies adequately.

JM-3

3. Estimate levels of detention/retention/infiltration most suitable to minimize construction costs and maximize public benefit in adjacent and downstream areas.

4. Appraise impact of preserving/enhancing present rainwater retention capacity on recharge of public reservoirs.

5. Determine cost-effectiveness of community aid to onsite retention planning and construction. (as a means of reducing community flood control facility/water supply costs.)

6. Identify hazards to community health from increased polluted runoff to surface and groundwater.

7. Construct a proposal to federal and state agencies that would bring in planning/design/funding for portions of the construction to make this a state-of-the-art project.

8. Explore RCFC & WCD/Municipal/Developer legal obligations to maximize retention of rainfall per CA Water Code.

If the site is to bring maximum benefit to its Developer as well as to the Community, it must incorporate the maximum practicable degree of onsite retention of rainwater and the Community must recognize and reward such planning with both planning/construction cost sharing and water cost rebates.

Community benefits of onsite rainwater retention include:

- eliminating $630,000 annual imported water cost. (WLABWD)
- Eliminating costs of mitigating negative impacts from 700 tons of mineral salts introduced by such importation. (MWD)
- Eliminating health hazards from the heavy load of complex chemical compounds in this imported water. (USEPA)
- Reducing pollution of local surface/groundwater. (CAEPA)
- Reducing likelihood of damage to structures resulting from saturation/desiccation of soils. (ASCE)

Any one of the above are sufficient cause for full use of BMP planning. In combination, these benefits make such planning the only sensible course to follow. Words of the CA Water Code (1945 ACT 6642) ordering that all stormwaters be conserved for beneficial use should rule in this project.

The most appropriate level of retention cannot be estimated properly without at least a computer modeling of the effects from rigorous implementation of Best Management Practices. This would consist of estimating rainwater conservation levels as a result of using:

- Roof runoff exfiltration chambers
- rainwater-retentive planting beds/grading/paving
- porous streets/walks/parking areas with subdrains
- infiltration trenches-fields-terraces in common areas
- porous street paving with subdrains to remote storage
- common area/private property detention/infiltration basins

JM-3

To be both useful and believable, such a model would have to be created by impartial experts (such as public servants of State colleges) who would combine the above planning and design into a plan for this particular site.

Interests of Murrieta residents can't be properly protected and enhanced by City planners without full disclosure of the potential for benefit from using the latest and best of technology on this site.

If residents of the Community are to input to this Project meaningfully and protect their rights, all costs and benefits of planning that brings maximum public benefit without unduly impacting the Developer must be presented fully and clearly.

In summary: Citizens cannot comment usefully on rainwater management of the Project due to FEIR inaccuracies (e.g. it overstates water use by 100%) and to inadequate data.

Without the above information, Murrieta planners cannot fulfil their fiducial obligations to City residents nor can they comply with State laws requiring them to put Waters of the State to fullest beneficial use.

J Marple for GreenBelt Committee
909/678-6328

SANTA MARGARITA RIVER WATER MANAGEMENT PROJECT
po box 897 Murrieta CA 92564 909/678-6328

CITY OF MURRIETA
OCT 1995
PLANNING DEPT.

comments re: COPPER CANYON 9/15/95 contact Bud Gray
(Consultant planner for Murrieta - 909/698-1040 ext 238

GENERAL COMMENTS

Information provided for the the Copper Canyon site indicates the following to be true:

- The Project will prevent a total increase in stormwater runoff rates and volumes over pre-development levels.

- The Project will not apply latest and best technologies which are in common use in Hemet, Palm Desert and hundreds of other communities to detain, retain, and infiltrate to soils a maximum amount of rainwater and other runoff.

These plans do display an improvement over those of previously approved sites and will reduce damage to the Community from use of outdated planning. However, the failure to maximize storage of rainwater is not in keeping with the best interests of this Community.

If this developer is genuinely concerned with protecting the health and welfare of this Community to the highest practicable degree, then application of the latest and best of technologies is requisite. The use of onsite retention planning and design as practiced in communities with similar climatic, topographic and geologic conditions is a minimum condition for a community to impose upon a developer.

JM-4

It is inherent upon officials to specify alternative means of arriving at the best plan and design. To this end, Murrieta officials have not provided appropriate guidelines. (They have rejected offers of these technologies and argued publicly against the use of best available planning and design as an alternative to present policies.)

Past approval of substandard plans has no bearing on the legal, moral and ethical responsibility of public servants and property owners to apply the latest and best of available technologies to planning and design of a site. It can in no way relieve them of responsibility to prevent damage to public groundwaters, to prevent waste of public rainwaters, or to prevent damage and hazard to the general public.

All who are involved in the modification of a site must share responsibility for doing so in a way that avoids undue negative impact to adjacent sites and to public resources. Allowing stormwater to flow downstream constitutes an irretrievable loss. To the extent that it is preventable, this is contrary to the Public good, and must be avoided to the best of a planner's abilities.

While physical, legal and other constraints must of course be considered, the underlying right of the Public to fullest and best use of their water resource must be a primary concern for every person who manages the public's affairs.
All officials are obligated to remain fully informed as to current planning and design technologies as well as to other factors which control permitting of land use.
When modifications of existing land uses will clearly alter the benefits that natural resources offer to adjacent property owners and the community at large, it becomes inherent upon officials to require full evaluation of site conditions, even if this requires cooperative research by the Community. (which action may be deemed normally prudent)

When a proposal presents obvious threats of irreversible damage to a community resource (in this case the groundwater which feeds drinking water to local wells) the Public has a reasonable expectation that their public servants will take action to either prevent or mitigate this damage.
When a proposal will result in loss of public resources, as is the case when stormwater flows to the ocean or is lost through avoidable evaporation, public servants entrusted with land use planning are obligated to take action to prevent such loss or minimize it to the greatest practicable degree.
The plans presented in this proposal cannot be claimed to either prevent or minimize water resource damage/loss to the most appropriate degree, from the Public's point of view.

JM-4

This failure to make use of best available technologies does a disservice to the developer of the property in that it places this person in the position of infringing upon the rights of the community to clean air, water and soil. The outdated plans presented would lead the Developer to cause undue damage to the community's welfare by wasting and contaminating public water resources.

Rainwater storage as a means of reducing floods and minimizing water pollution is consistent with CA Water code declarations, specifically 1945 ACT 6642 which created the Riverside County Flood Control & Water Conservation District.
All public servants are obligated to observe the declarations of this Act and others of the CA Water Code which mandate putting water resources of the State to the fullest possible beneficial use.

JM-5

This planning is incompatible with recommendations of the State of California Department of Water Resources regarding maximization of rainwater storage. The proposal does not address best interests of all residents of the community in that it fails to use ordinarily available and cost-effective means to mitigate unavoidably harmful effects of the Project.
Expertise of the the Project's designer, as shown by "zero-runoff" plans they prepared for a site in San Bernardino, is

adequate to provide full implementation of state and federal recommended Best Management Practices. The failure of this proposal to incorporate these fully brings into question the motivation of those who request approval of the Project.

JM-5

Implied approval by Murrieta officials of this proposal that does not apply the best of currently available planning and design techniques brings into question their competence as well as their motivation. Fiducial responsibilities of public servants demand that they require fullest practical implementation of currently available technologies, as a means to prevent damage to, or loss of, public resources.

JM-6

This Project does not incorporate a maximum of cost-effective current technologies that minimize downstream damage and hazard, prevent groundwater contamination, and provide a maximum of rainwater conservation. In this failure, it does damage to the health, safety and welfare of all present residents as well as those who purchase lots. Persons who buy properties on this site will do so in the belief that the most appropriate of latest and best technologies have been required in its planning and design.
The failure of Murrieta officials to ensure the use of appropriate technologies makes all residents of the community party to violations of present and future resident's rights. Every property buyer has a reasonable expectation that the most appropriate planning and design was used in constructing their homesite. When planners fail to apply such planning, they damage the welfare of the existing community as well as that of prospective buyers.

JM-7

Downstream property owners are damaged by failure to apply the most appropriate planning and design. They thus have legal recourse if this failure takes place despite knowledge of ordinarily available technologies that minimize negative impacts and maximize use of natural resources of the Public.
Professional Engineers employed as public servants have a legal obligation to fully inform their clients of currently avaialable technologies. When they fail to do so, their clients, in this case the Public, have legal recourse to recoved damages that may be attributed to this failure. It may be appropriate for officials to so inform the insurers of Professional Engineers who contributed to this Plan.

In light of the fact that damages to downstream properties may be quantified and proven to result from upstream actions, failure of Murrieta planners to exercise due diligence in applying latest and best technologies makes all residents of Murrieta and of the County responsible for these damages.
This failure is not in keeping with either the letter or the spirit of CA law and Federal guidelines.

JM-8

"Wetland basins" designed for this site are not described as being underlain with soils which are appropriately fine-

JM-8

textured to absorb and adsorb a maximum of pollutants in waters flowing to them. This technology has been fully proven by USEPA, with detailed information on its application to this climate available in the Fresno NURP study.

SPECIFIC COMMENTS

***

"The proposed project will increase runoff by the placement of impervious surfaces on the site as indicated on Exhibit II-6. Without appropriate mitigation, development of the project site could also impact downstream properties by the increased concentration and diversion of storm flows."

- This statement illustrates the basic flaw in the approach taken to planning of this site. The placement of impervious surfaces should be balanced by emplacement of percolation enhancement devices, so that optimum soil moisture levels are maintained in perpetuity.

Structural failure of site improvements in other areas of Murrieta have clearly demonstrated the importance of maintaining soil moisture within broad but definite limits. With this background experience, there can be no reasonable cause to ignore the use of best management practices which contribute to management of soil moisture levels.

JM-9

The necessarily impervious nature of a roof should be balanced by design of each lot to either retain and percolate to the soil an appropriate amount of roof runoff, or convey this to a remote location for percolation. Installation of infiltration trenches beneath foundations, subsurface chambers, enclosed planting beds, retentive landscape walls and berms, spreading terraces, percolation basins, yard infiltration devices, ditchline retention systems, and pervious pavements should be considered.

These would provide detention and retention capabilities coordinated to the infiltration capacity of each lot and to subsurface flow characteristics built into the entire site. These then give a capacity to prevent either saturation of desiccation of subsoils such as that which caused extensive damage on other development projects in the area.

- The phrase "without appropriate mitigation" may be seen as a realization that the Developer has options which will reduce the impact of runoff from impervious surfaces. This should be taken as a recognition that such mitigation could fully manage rainwater to eliminate runoff from the site.

It should be assumed that the Developer will of course use every means to mitigate the effects of runoff from pervious surfaces. It should be assumed that planners will minimize the extent of impervious surfaces besides conveying runoff to percolation sytems.

A primary tool for planners in other states is extensive use of porous pavements. The many cellular confinement devices now available to mitigate negative effects of paved

surfaces, and widespread application of these, provides adequate opportunity to adapt them to use on this site in ways that will have a major impact on control of polluted runoff and stormwater flows. (Demonstrations of the practicality and economy of these materials are available through the EMA Resource Conservation District, at 677-9182.)

- The statement infers a normal increase in runoff as a result of land development. This illusion that has been perpetuated by the Riverside County Flood Control & Water Conservation District has no basis in reality, however.

Competent planning firms have no problem recognizing the many ways in which Best Management Practices advocated by state and federal agencies are cost-effective, to the point of reducing overall site development costs. Such planners can be expected to provide this knowledge to their clients, in this case the land developer, so that these persons may benefit from the reduction is cost.

If these plans conflict with County policies then Murrieta planners have an obligation to resolve such conflict (as have Palm Desert and Hemet planners, for example) so as to provide the Developer with every opportunity to put these Practices to the fullest possible use.

JM-9

- This statement offers the false premise that land development necessarily causes increased runoff by creating more impervious surfaces. In fact, structures placed on a site may have, and generally should have, most rain falling upon them guided in some manner into the soils beneath them.

Murrieta planners who hear contrary advise should examine the credentials of those who claim otherwise, as thousands of models of successful groundwater management are available. Design options available for managing lateral and vertical groundwater flows should be familiar to every planner, as should the benefits deriving from such management.

The placement and grading of soils must be planned properly if disastrous failures of foundations and other structures, such as those in "The Colony" and other areas of California Oaks, are to be prevented.

The many forms of onsite interception of "first flush" pollutants by means of percolating runoff to shallow aquifers through appropriately filtering soils is common knowledge among properly qualified planners. The use of infiltration, exfiltration, extraction and storage trenches and chambers is common knowledge among planners who visit areas with more advanced technology. Application of materials and designs that maximize surface storage and percolation in paved areas should be common knowledge, as this is a primary means of reducing runoff in the most cost-effective manner.

JM-10

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"The majority of surface flows tributary to Murrieta Creek contribute historical floods which impact the unincorporated

area of Murrieta. Development of any area tributary to Murrieta Creek has the potential to increase peak flows and exacerbate flood hazards in existing flood-prone areas downstream of the project site. Impacts which could be anticipated during major storms include flood damage to real property, structures and roadways."

JM-10

- This statement is indisputable.
The potential for increase of peak flows could as well be seen as a potential to decrease these, however, if one views rigorous application of onsite retention as worthwhile. A disposal oriented approach may achieve maintenance or even a reduction of present flood impacts. A retention oriented approach, however, will certainly produce significant reductions and may reach "zero runoff" stage if applied by fully qualified planners.

***

"Development plans include 251.1 acres of golf course, parks and open space, a 5.1 acre golf facility, 14.1 acres of commercial, 17.2 acres of landscaped roadways, and 291.5 acres of a mixture of residential land uses. These land uses will cause increases in storm water runoff which can be estimated using mathematical procedures and computer models."

JM-11

- This statement would be true only if these lands are designed with outdated and inappropriate technologies. The use of Best Management Practices prescribed by impartial public servants in state and federal agencies would cause these areas to retain as much of their runoff as desired.
The 256 acres of golf and open space could retain not only all of its own rainwater but a significant portion of that falling on upstream areas, while remaining areas retain all the rainfall they receive. The experience of communities that have applied such planning proves this to be not only feasible but overall more cost-effective than disposal-based rainwater management.
The effects of applying simple Best Management Practices can also be estimated using mathematical procedures and computer models. Such an estimate would clearly delineate the savings in Waters of the State which would accrue to the community, the reductions in runoff which would translate directly to lower costs for downstream defenses against flooding, and decrease in contaminants reaching the Public's underground reservoir.
Water savings resulting from application of BMP technology should exceed 500 acre-feet of water annually, worth at least $450,000 to the Community in direct costs plus at least this much more in reduced costs of wastewater disposal and water importation. (These additional benefits result from adding this low-mineral water to the public supply.)
Reductions in runoff allow the downsizing of floodwater conveyance facilities and bridges through Murrieta, Temecula,

Fallbrook and Camp Pendleton. A comparison with the estimate of RCFC & WCD in 1991 that 21,000 acre-feet of upstream storage would eliminate flood hazard without building their $88 million Murrieta Creek drainage facilities may be helpful in arriving at an estimate of the value of retaining 210 acre feet of rainwater, or all runoff from a major storm event. It becomes clear that if this site and others that cumulatively comprise 1/4 of the watershed apply onsite retention planning there would be no need to incur the $88 million debt of RCFC.

The benefits from reduced contamination of groundwater supplies defy estimation with present knowledge of the effects of complex chemical compounds upon public health. The amount of these reaching local drinking water may be closely estimated through computer modeling of groundwater flows under the proposed scenario and under that which would occur with rigorous appication of BMP planning techniques.

JM-11

It is a common sense observance that every reasonable precaution should be taken to keep toxic chemicals from reaching local drinking water. It is a fact that imported water is heavily impregnated with both mineral salts and the accumulated and concentrated chemical load of the huge Sacramento River and Colorado River watersheds. It is therefore imperative that planners minimize contamination of local waters that will be blended with this water.

It may be that a detailed evaluation of this site would show that an onsite retention approach to rainwater management would increase site development costs. This should be factored into the equation governing payment of fees so that either the developer is given credit for added costs or the persons who purchase land here receive credit for the water saved by this design. Every land developer whose actions result in an increase in public water supplies or decrease in floodwaters should be rewarded appropriately.

***

"As indicated in the above table, increases in the peak flow rate for a 100 year storm with a 1 hour duration, the worst case scenario, would be 497 cfs or an increase over existing flood volumes of 50%."

"As indicated in the above table, the proposed retarding basins will have the net effect of reducing flood volumes from 6 cfs to 106 cfs below existing volumes. The storm water which remains in the basins will be slowly released over time or will be lost from evaporation or will be used during evapotranspiration (use of the water by vegetation).

JM-12

"...flooding impacts to on-site drainage courses and Murrieta Creek will be contained within on-site retarding basins resulting in no net increase in flood volumes within Murrieta Creek."

JM-12

- The lack of information on stormwater volumes and storm intensities precludes meaningful estimates of the benefits of Best Management Practices as they are applied in similar climates and conditions, but it may be safely stated that retaining just the volume of a 10-year storm would diminish flow rates to a fraction of present ones.
While slow release of runoff is certainly an advantage over the uncontrolled releases common to this County, the fact that all runoff from the site could be retained makes this no more than a token effort to comply with common sense rules of water resource management.

- The "no net increase in flood volume" approach of this proposal may satisfy County planners but it should not be acceptable to those who represent the residents of Murrieta and downstream communities. Areas that are directly impacted by floodwaters should be directly concerned with ensuring that every effort is made to apply retention-based planning to this and all other sites under development.

JM-13

***
"The Copper Canyon Drainage Concept Plan proposes flood hazard and drainage mitigation through on-site detention of storm flows in accordance with the directives of the City of Murrieta and the RCFC & WCD."

- This statement offers little to the residents of this area, in consideration that City and County planners have consistently failed to observe State law and common sense that dictate retaining all stormwaters for beneficial use.

JM-14

***
"10 year design flow rates shall be used in sizing the proposed facilities." "Hydrograph generated 100-year design flow rates shall be used in sizing facilities with greater than 300 acre tributary areas.

- These statements indicate that the proposed level of detention would be adequate to retain several hundred acre-feet of water yearly if built in conjunction with BMP planning and design of the entire site. If figures of the CA DWR are used to estimate water use on the site, no more than 250 acre-feet of water would be needed to supply household needs of all residents. This indicates that onsite retention planning could provide enough groundwater recharge to balance all needs of the site.

JM-15

***
"The drainage systems shall be laid out so as not to divert any drainage from natural drainage courses and be contained within roadways (if any) as much as possible."

JM-15

- This statement demonstrates the outdated concepts that guided planning of this project. It is clear that in order to maximize onsite retention it is necessary to divert drainage from natural courses. County planners have long allowed diversion or blockage of natural watercourses when this suited the convenience of influential land developers. The stated policy of not allowing diversion or obstruction is typically observed only when it suits the purposes of County planners.

JM-16

***
"Peak flow and low flow runoff impacts can be mitigated to a level of insignificance through proposed mitigation measures. The objectives of the plan are as follows:"

"* Collect and control stormm runoff from the Copper Canyon community so that homes and businesses are protected from flooding in accordance with the requirements of Riverside County and the National Flood Insurance Plan."
- These requirements are minimal, certainly not adequate to fully protect properties from flooding.

"* Mitigate peak flood runoff rates so that the post-development rates at the downstream property boundary are no greater than the pre-development rates."
- This proposed level of retention is obviously inadequate to achieve the fullest beneficial use of stormwaters.

"* Design runoff control systems in a manner which maintains high quality of water runoff from the site."
- This does not address the negative impacts of percolating runoff to groundwater through inappropriate soils.

JM-17

***
"In addition to first-flush storm runoff, the wetlands will also receive nuisance runoff which results from urban activities such as landscape irrigation and car washing. Where feasible, these wetlands shall be designed with a bypass inlet so that only the initial runoff from larger storms will be directed into the wetlands. Subsequent runoff with typically lower concentrations of pollutants will bypass the wetlands and flow into the main flood control system."

- While this planning will intercept a major portion of polluted runoff, it will not treat this adequately before passing it on to groundwater. The basins described will rapidly lose their ability to filter out contaminants unless designed to extract chemicals through bioremediation and periodic replacement of filtering soils. They would continue to be effective only if appropriate maintenance plans are strictly adhered to.

JM-18

***
"Flood peak mitigation will be accomplished using two retarding basins and three golf course lakes. ...the basins will have ungated gravity drains discharging from the lowest point in the basin and will normally be dry. During significant storms, the basins will fill up with runoff from the adjacent development and discharge the runoff at a reduced rate through the drain. During large storms, the basins will also discharge from an overpour area. This staged outlet system enables the basins to provide flood peak mitigation benefits for a range of frequencies.
In addition to the retarding basins, flood peak mitigation will be achieved by temporarily storing water in the golf course lakes above the permanent lake levels."

- While this system will provide flood peak mitigation, it will not provide significant recharge of groundwater. Gating the gravity drains by connecting them to remote storage and recharge facilities would accomplish this. The efficiency of enhanced percolation fields and the costs of the pipelines or canals needed to feed these should be addressed by City planners in cooperation with the Developer. Such planning would maximize retention of rainwater in compliance with State Water Code declarations of need, as well as reducing peak flows that threaten downstream properties. Legal and political constraints would be quickly solvable through immediate implementation of watershed management planning in close cooperation with downstream entities.

JM-19

***
"Water demands for the proposed project were estimated based on RCWD planning criteria. The average daily demand is 600 gallons per day per dwelling unit for residential.

- Bulletin 160-93 of the CA Department of Water Resources gives an average domestic water use of 124 gallons daily per capita for this area. (80 g indoor use) The Southwest Area Plan provides an average of 2.3 residents per household.
It appears that the water needs of these households would therefore be less than half the amount stated. This demonstrates that full retention of rainfall would recharge local aquifers with as much water as residents of the site required.

* * *

JM-20

These comments reflect views expressed to me by several hundred individuals who possess considerable expertise in the field of water resource management. It is hoped these will be helpful to Murrieta planners in evaluating opportunities for improvement of this Project to benefit both the community and the Developer. Questions relating to assertions and data provided herein may be faxed to the above number for immediate reply.

James Marple

Q. James Marple (JM)

JM-1:

Basic Hydrology

The project hydrology reflects state-of-the-art calculations and procedures. A wide range of analysis was done to examine and mitigate for runoff from the 2-year, 10-year and 100-year return frequency storms. This analysis was done for both existing and developed watershed conditions to determine the mitigation requirements. The result of this analysis and design has been to create project facilities that mitigate the impact of the development on the downstream river systems.

Retention of Storm Flow

The project has been designed to include flood peak retention on an extremely wide range of storm events. This range includes the 2-year, 10-year and 100-year runoff. The retention facilities minimize the impact of the development of the downstream system and its habitat. We believe this use of Best Management Practices is state-of-the-art for the needs of the region.

JM-2:

Water Quality

The project design incorporates an aggressive program to manage surface runoff water quality. This is accomplished through carefully located and designed wetlands that will naturally treat the first-flush runoff and year-round nuisance flows. These systems are organic and will need maintenance. They are state-of-the-art and can be expected to protect the downstream river systems. These wetlands are bypass systems to manage water quality. They are deliberately not attempting to alter downstream conditions by retaining all runoff. The effect of the retention systems and the water quality wetlands is to encourage continuation of natural percolation of runoff in the soft-bottom floodways downstream.

JM-3:

Zero Runoff and Water Conservation

The project is deliberately designed to encourage and protect the natural systems of the region through continuing the discharges of stormwater from the project at or near pre-development conditions. This approach encourages natural conservation of runoff through recharge downstream and will assist in maintaining the health of downstream habitat.

Use of Best Management Practices (BMP's)

The project incorporates carefully selected BMPs that are effective and manageable over a long period of time. The Water Quality/Hydrological Engineering Consultant strongly believe in regional or project-wide BMP's such as first-flush management and from decades of experience do not believe that BMP's that require special community-wide maintenance such as individual homeowner attention will be effective or even available several years after they are constructed. Our approach relies on clear lines of responsibility for the management of a few clearly defined BMP's that are professionally managed.

Measures Proposed in the Specific Plan and EIR

Specific Plan:

The project is subject to water quality management requirements resulting from the National Pollutant Discharge Elimination System (NPDES). The NPDES program requires that best management practices (BMPs) be used to minimize the discharge of pollutants into water courses and water bodies. BMPs will be implemented to minimize the discharge of pollutants from the project site.

The objectives of the specific plan relative to water quality are as follows:

- Collect and control storm runoff from the Copper Canyon community so that homes and businesses are protected from flooding in accordance with the requirements of Riverside County and the National Flood Insurance Program.

- Mitigate peak flood runoff rates so that the post-development rates at the downstream property boundary are no greater than the pre-development rates.

- Design runoff control systems in a manner which maintains high quality of water runoff from the site.

The purpose of the flood peak mitigation and water quality management facilities as described above is to reduce developed condition peak flow rates to an amount equal to or below existing conditions and minimize the discharge of pollutants. The facilities will be incorporated into the golf course. If the golf course is not developed, or if the flood control facilities are necessary prior to development of the golf course, the facilities will be developed in the same manner as if the golf ourse was in place. The proposed flood peak mitigation and water quality management concept is shown on Exhibit III-16. The facilities consist of water quality wetlands, retarding basins, and golf course lakes. The water quality wetlands have been sized to contain the first-flush storm runoff which generally contains the highest concentration of pollutants. In addition to first-flush storm runoff, the wetlands will also receive nuisance runoff which results from urban activities

such as landscape irrigation and car washing. Where feasible, these wetlands will be designed with a bypass inlet so that only the initial runoff from larger storms will be directed into the wetlands. Subsequent runoff with typically lower concentrations of pollutants will bypass the wetlands and flow into the main flood control system. This will reduce the possibility of washing pollutants trapped in the wetlands into the downstream watercourses. In addition to providing water quality benefits, the wetlands will also benefit golf course operation by limiting nuisance and small storm runoff. The wetlands will be located at the edge of the golf course near storm drain outlets.

Flood peak mitigation will be accomplished using two retarding basins and three golf course lakes. The retarding basins will be incorporated into the 18th fairway. The basins will have ungated gravity drains discharging from the lowest point in the basin and will normally be dry. During significant storms, the basins will fill up with runoff from the adjacent development and discharge the runoff at a reduced rate through the drain. During large storms, the basins will also discharge from an overpour area. This staged outlet system enables the basins to provide flood peak mitigation benefits for a range of storm frequencies.

In addition to the retarding basins, flood peak mitigation will be achieved by temporary storing water in the golf course lakes above the permanent lake levels. The permanent lake levels will be controlled by the flow line elevations of the outlet conduits. The flow line elevations of the outlet conduits will be set at the permanent lake levels so that the conduits will begin discharging when the lake levels exceed their permanent levels. The size of the outlet conduits will restrict the discharge to achieve the desired flood peak mitigation. The golf course will be graded so that as the lakes fill with runoff, the runoff is contained and the only discharge from the lakes is through the outlet conduits. The outlet conduits of upstream lakes will connect to the next downstream lake, either directly or through the use of a swale. The third or most downstream lake will discharge into Cole Creek.

EIR:

The project EIR has proposed the following measures relative to water quality.

W-1 **Impact: Water quality reductions during grading and construction.**

Mitigation:

Prior to the issuance of grading permits for the project, the applicant shall provide documentation to the City of Murrieta, indicating that all requirements of the CRWQCB have been met and the appropriate NPDES permits have been secured.

W-2 **Impact: Water quality reductions during project operation of the residential and commercial land use components.**

Mitigation:

The water quality management plan shall include the following specific Residential Source Control BMP's:

- Public Education

  All catchment basins and drainage outlets shall be marked with a sign or stenciled with a warning advising residents not to dump wastes into the drainage system and shall be designed in accordance with the Murrieta Grading Manual.

  The project developer shall provide an information package to residents which details proper handling, storage and disposal of household hazardous materials. An example information package shall be submitted to the City concurrently with the submittal application for occupancy permits.

- Litter and Refuse Pick-up

  The CSD or a volunteer group (e.g. The Boy Scouts) shall periodically remove litter and refuse from streets, gutters and small scale drainage facilities.

- Hazardous and Non-Hazardous Waste Disposal

  Project residents shall be required to contract with a refuse hauling company to remove household garbage. Area within the parking lot of the proposed commercial site shall be set aside for use as a periodic household hazardous materials collection area.

- Street Sweeping

  A street sweeping program shall be initiated by the CSD at a minimum frequency of once every month during the months of October, November and December.

- Storm Drain Maintenance

  The storm drain system shall be periodically maintained by the appropriate entity to remove silt and other materials from catchment basins, pipes and culverts. Flush water shall be routed to the water quality wetlands for treatment.

W-3 **Impact: Water quality reductions during project operation of the golf course land use components.**

- The golf course irrigation system shall to greatest extent feasible limit runoff into the drainage courses.

- The application of fertilizers, herbicides and pesticides shall occur only in accordance with manufacturer specifications relative to application concentration, timing, temperature and wind conditions.

W-4 **Impact: The long-term maintenance of the water quality wetlands.**

Mitigation:

Sediments and other materials located within the water quality wetlands will be subject to periodic removal and disposal to a certified landfill. Prior to removal, sediments shall be tested to ensure that any toxic materials do not exceed limits associated with local land fills. In the event that the sediments do exceed these standards, the removed sediments shall be disposed of in a land fill suitable to receive hazardous materials.

JM-4:

Please see response JM-3.

JM-5:

Please see response JM-1 and JM-3.

JM-6:

Please see response JM-3.

JM-7:

Please see response JM-1.

JM-8:

Please see response JM-2.

JM-9:

Please see response JM-1.

JM-10:

Please see response JM-1.

JM-11:

Please see response JM-1 and JM-2.

JM-12:

Please see response JM-1.

JM-13:

Comment acknowledged.

JM-14:

Comment acknowledged.

JM-15:

Comment acknowledged.

JM-16:

Comment acknowledged.

JM-17:

Please see response JM-2 and JM-3.

JM-18:

Comment acknowledged.

JM-19:

Water demand estimates are based on rates from the water supply purveyor, RCWD, which is based on actual demand within their service area.

JM-20:

Comment acknowledged.

IV. ADDITIONAL ALTERNATIVES ANALYSIS

IV. *ADDITIONAL ALTERNATIVES ANALYSIS*

A. Introduction

During the comment period many letters were received relative to the draft EIR's alternatives analysis. The draft EIR analysis considered three alternatives: No Project, Reduced Scope and Joaquin Ranch. A detailed comparative analysis was completed for the No Project and Reduced Scope alternatives. Many of the comments regarding the alternatives analysis involved two major points. One issue raised was the lack of detail associated with the description of development proposed under the Reduced Scope alternative and the associated comparative impact analysis. The other issue **focused on the limited range of alternatives and the suggestion that other reasonable alternatives should be analyzed.**

This chapter will provide additional detail relative to the Reduced Scope alternative originally included in the draft EIR and will delineate and comparatively analyze an additional alternative called the Golf Course Redesign alternative. Both alternatives are proposed to reduce potential adverse project impacts associated primarily with Cole Canyon Creek and will not result in any additional adverse effects or result in significant new information regarding impacts which have not already been disclosed in the draft EIR. **The additional analysis provided and the additional alternative analyzed directly respond to comments on the draft EIR and represent an effort to make the final EIR more useful and informative to the decision-makers and public.**

B. Additional Alternatives Description and Analysis

1. Reduced Scope Alternative

This alternative calls for a reduction in the number of units proposed and a shift of some land uses which will reduce unmitigable project induced adverse impacts as identified in the draft EIR. The golf course and club house would be eliminated from their location within Cole Creek Canyon. The area would be designated as natural open space and a minimum 100 foot open space buffer would be placed on either side of the creek's outer bank in accordance with the City General Plan policy regarding drainage course preservation. For this site, no residential development is feasible on the south side of Cole Canyon Creek, therefore, the buffer applies only to the north side at 100 feet in width. Given that the water quality detention basins would still be in place, only a small area of residential development would replace a portion (without encroachment into the creek) of golf course links 1 and 18 (also see Exhibit 1 included herein). As indicated on Exhibit 1, the additional development area is minimal and results in very little additional encroachment into the creek area. These areas are

substantially offset by the elimination of portions of development proposed in Planning Areas 8 and 9. The buffer proposed is not designed to increase development but rather is designated to further comply with City General Plan policies and mitigate adverse impacts associated with golf course development in Cole Canyon in accordance with CEQA Guidelines. Land uses proposed under this alternative would consisting of the following:

Land Use Component	Reduced Scope
Residential	900 units
Commercial	14.1 acres
Recreational	18.8 acres
Open Space	240.0 acres

The development of the golf course under the proposed project would result in significant, unmitigable adverse impacts relative to wildlife movement, oak woodland habitat values, increased risk of the introduction of non-native plants and animals in the adjacent reserve, increased human disturbance and interference with wildlife activity, destruction of wetlands and potential disturbance/destruction of significant cultural resource sites associated with the Native American village complex of 'Avaa'ax.

The reduced scope alternative would reduce or eliminate many of the above listed adverse impacts as compared to the proposed project as follows:

Wildlife Movement

Constriction of the wildlife corridor within Cole Creek would be greatly reduced as compared to the project. Essentially the corridor as it currently exists would remain in natural open space thus allowing continued movement between Murrieta Creek and the Santa Rosa Plateau Reserve. While the project as proposed, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would allow more unimpeded movement as exists under existing conditions. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. The reduced scope alternative, by retaining intact the oak woodland habitat, would avoid this impact. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of this habitat with residential land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the proposed golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The proposed project golf course would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The reduced-scope alternative would reduce the potential for invasive species intrusion as compared to the project by reducing the amount of man-made habitat in the project vicinity, removing man-made habitat in a known wildlife corridor and decreasing the risk of wildlife contact with non-native

species. It is recognized that the residential uses proposed under this alternative would still increase the risk of intrusive species introduction into the adjacent Reserve but at a reduced level as compared to the project.

Increased Human Disturbance and Interference with Wildlife Activity

With the proposed golf course uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the golf club. Under the reduced scope alternative, the elimination of the golf course and the golf club would reduce the amount of potential human disturbance within the corridor. With residential land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The project would result in the loss of 1 acre of southern cottonwood-willow riparian forest within Cole Canyon Creek. With the elimination of the golf course as proposed under the reduced scope alternative, the alteration of approximately 0.6 acre of wetlands habitat within Cole Canyon Creek would be completely avoided. Construction of the Vineyard Avenue crossing of Cole Creek and associated wetlands impacts would still occur under this alternative accounting for 0.4 acre of impact.

Potential Disturbance/Destruction of Significant Cultural Resource Sites Associated with the Native American Village Complex of 'Avaa'ax

Under the proposed project, the golf course would result in the direct disturbance of the village complex of 'Avaa'ax which has been documented as several cultural resource sites known as RIV-1139, 1139a, 2808, 2809, 2810, 2811, 2812, 2813, 2814 and 2815. The exclusion of the golf course as proposed under the reduced scope alternative would completely eliminate direct impacts to sites RIV-1139, 2813, 2814 and 2815. Impacts would be reduced to site RIV-1139a within the elimination of the golf course. As with the proposed project, direct impacts would still occur under the reduced scope alternative due to residential development to sites RIV-1139a, 1283, 2808, 2809, 2810, 2811 and 2812. Of these, sites RIV-1139a, 2808, 2809, 2810, 2811 and 2812 are located in the immediate vicinity of the village complex.

2. Golf Course Redesign Alternative

The alternative would provide a minimum 100 foot buffer along Cole Canyon Creek and the relocation of golf course fairways which would be situated within the buffer area to other parts of the project site. Also, the alternative would design the golf course to only have one crossing of Cole Canyon Creek while the proposed water quality basins would remain in their current locations. The 100 foot buffer strip would comply with the City General Plan which defines the buffer to begin at a drainage course's outer bank or where riparian vegetation exists. For the purposes of this alternative, a conservative, more inclusive approach was taken in defining the parameters of Cole Canyon Creek which would be comparable to the California Department of Fish and Game definition of a "streambed." Using this criteria, a 100 foot buffer strip was placed on both sides of the creek on a 100 foot scale golf course plan to determine which golf course fairways would have to be either relocated or modified.

Based on this approach, a total of six fairways would have to be completely relocated: fairways 7, 9, 10, 11, 12 and 14. Approximately one-half of fairway 18 would have to be relocated while minor modifications would be necessary for fairways 1 and 6 but would not require relocation. Using the golf course plan, it was determined that the fairways which would need to be relocated accounted for 2,599 yards or 7,797 linear feet of golf play. The length of golf play was then rerouted through the specific plan site within residential areas and looped back to close proximately of the golf club using the Vineyard Avenue bridge to cross the creek. Based on the routing of golf play, the following table was created to determine how many residential units would be eliminated using 275 feet as the average golf fairway width.

Golf Course Redesign Alternative
Dwelling Unit Replacement Method

Planning Area	Linear Feet of Fairway	Acres Converted to Golf	Planning Area Density	Units Replaced by Golf
4	2,100	18.0	4.6	83
5	1,000	6.3	4.1	26
6	1,300	8.2	5.4	45
7	900	5.7	5.4	31
8	1,497	9.5	5.4	52
9	1,000	6.3	5.1	33
TOTAL	7,797	54.0	5.0	270

Based on the above table, a total of 270 residential dwelling units would be replaced by golf course fairways resulting in a dwelling unit count of 757 proposed under this alternative. Of note is the fact that all of Planning Area 4 would be eliminated under this scenario with golf course open space located immediately adjacent to residential units. One golf cart crossing of Cole Canyon Creek would be necessary under this scenario between fairways 13 and 15. All other land use configurations would largely remain the same as the proposed project under this alternative as follows:

Land Use Component	Golf Course Redesign
Residential	757 units
Commercial	14.1 acres
Recreational	191.2 acres
Open Space	109.0 acres

With the movement of the five fairways, a total of 54.0 acres would be added as preserved open space along Cole Canyon Creek over and above the 28.0 acres which were preserved under the proposed project. This would amount to approximately 82 acres of preserved open space along Cole Canyon Creek which would include a consolidated habitat of wetlands, oak woodland and riparian (wash area and mixed habitats within and adjacent to the wash). The corridor created under this alternative along Cole Canyon Creek would generally range from 200 to 600 feet in width. The project preserves a corridor ranging from 50 to 370 feet in width. Both this scenario and the proposed project would have one constriction of the Cole Canyon Creek corridor at 75 feet where the Vineyard Avenue crossing is located.

Based on development proposed under the Golf Course Redesign alternative, the following impacts are anticipated to occur as compared to the project:

o Seismic Safety

Under this alternative, exposure to seismic hazards are expected as homes are constructed. Building Code Standards and other mitigation would still have to be in place for this alternative. Exposure of additional population to seismic hazards on-site would be substantially reduced under this scenario.

- Slopes and Erosion

  Impacts would be less than the project in terms of golf course grading. Fairways 10, 11, 12 and 14, which would be moved out of the Cole Canyon Creek area, would no longer be located in the Hillside Overlay Zone and would not be subject to the provisions of the Hillside Development Ordinance thus avoiding adverse grading impacts in those areas. Grading and trenching due to the need to provide adequate circulation and provide water and sewer services would still be required.

- Flooding

  There will be a small decrease in the mitigation required to ensure protection against flooding for this alternative. While impervious surface areas will be reduced, it is expected that a similar level of flood protection would still be required.

- Noise

  On-site noise production and cumulative contributions to noise production would somewhat decrease under this alternative due to the reduction is traffic and subsequent production of noise.

- Air Quality

  This alternative would allow a maximum of 757 residential units which is above the 240 unit threshold for a significant air quality impact as defined by the South Coast Air Quality Management District. Also, this alternative would still contribute to an incremental decrease in air quality within the basin.

- Water Quality

  The alternative would slightly decrease the amount of impervious surfaces covering the site by 18 % in comparison to the eventual construction of the proposed project since fewer homes would be built.

- Agriculture

  The alternative would result in the same eventual conversion of class I and II soils to residential uses as the proposed project.

o Vegetation and Wildlife

The Golf Course Redesign alternative would reduce or eliminate adverse impacts as compared to the proposed project as follows:

Wildlife Movement

Constriction of the wildlife corridor within Cole Creek would be greatly reduced as compared to the project. The corridor created under this alternative along Cole Canyon Creek would generally range from 200 to 600 feet in width while the project preserves a corridor ranging from 50 to 370 feet in width. Essentially the corridor as it currently exists, with minor constriction from Fairways 1, 13, 15 and 16, would remain in natural open space thus allowing continued movement between Murrieta Creek and the Santa Rosa Plateau Reserve. The corridor, where these fairways are located, would range in width from 350 to 600 feet with an overall increase in corridor width of two to four times as compared to the project as proposed. While the project as proposed, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would allow more unimpeded movement as exists under existing conditions. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential and golf course development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. The Golf Course Redesign alternative would avoid the removal of two oaks in Fairway 10 and two oaks in Fairway 14 thus reducing the number of oaks removed to 8. Also, 16 individual oak trees which would have been integrated into golf course fairways would remain in a natural

condition thus retaining the existing habitat characteristics in those areas. Approximately 82 acres of preserved open space along Cole Canyon Creek would include a consolidated habitat of wetlands and oak woodland. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of this habitat with residential and golf course land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the proposed golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The proposed project golf course would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The Golf Course Redesign alternative would somewhat reduce the potential for invasive species intrusion as compared to the project by reducing the amount of man-made habitat in the project vicinity, limiting man-made habitat in a known wildlife corridor and decreasing the risk of wildlife contact with non-native species. It is recognized that the residential and golf course uses proposed under this alternative would still increase the risk of intrusive species introduction into the adjacent Reserve but at a reduced level as compared to the project.

Increased Human Disturbance and Interference with Wildlife Activity

With the proposed golf course uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the golf club. Under the Golf Course Redesign alternative, the elimination of some of the golf course fairways and subsequent increase in natural corridor area width would reduce the amount of potential human disturbance within the corridor. With residential and golf course land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The project would result in the loss of 1 acre of southern cottonwood-willow riparian forest within Cole Canyon Creek (Golf Fairways accounting for a 0.6 acre wetlands loss and the Vineyard Avenue crossing accounting for a 0.2 acre loss). With the elimination of five fairways as proposed under the Golf Course Redesign alternative, only 0.2 acre of southern cottonwood-willow riparian forest would be removed (a 75 percent impact reduction). The 0.2 acre impact would occur at the one cart crossing between Fairways 13 and 14. Construction of the Vineyard Avenue crossing of Cole Creek and associated wetlands impacts would still occur under this alternative accounting for 0.4 acre of impact.

- Visual Resources

Impacts under this alternative would be less than the project since 5.6 acres of hillside area would not be impacted and 83.7 acres of escarpment and existing natural vegetation would be preserved .

- Energy Resources

Consumption of energy resources will be 25 % less than the proposed project since fewer homes would be built and occupied. However, an irreversible, irretrievable commitment of energy resources will still occur under this scenario.

- Archaeological Resources

  Potential Disturbance/Destruction of Significant Cultural Resource Sites Associated with the Native American Village Complex of 'Avaa'ax

  Under the proposed project, the golf course would result in the direct disturbance of the village complex of 'Avaa'ax which has been documented as several cultural resource sites known as RIV-1139, 1139a, 2808, 2809, 2810, 2811, 2812, 2813, 2814 and 2815. The relocation of the five fairways as proposed under the Golf Course Redesign alternative would completely eliminate direct impacts to site RIV-2815. As with the proposed project, direct impacts would still occur under the Golf Course Redesign alternative due to residential and golf course development to sites RIV-1139, 1139a, 1283, 2808, 2809, 2810, 2811, 2812, 2813 and 2814 which are, with exception of site RIV-1283, located in the immediate vicinity of the village complex.

- Paleontological Resources

  Under this alternative, the same impact is expected as compared to the project. Monitoring of grading activities would still be necessary to ensure no loss of fossil resources occurs and would not occur on a comprehensive or efficient basis.

- Public Services and Facilities

  This alternative will cause a substantial decreased demand for public services and facilities beyond what would be required for the project. However, increased demands for libraries, health services and schools are among the services that would still be required under this alternative.

- Population and Socio-economics

  This alternative would still result in a direct increase in population on the site, but to a lesser increase than the project due to the reduction of dwelling units proposed.

- Circulation

  The amount of traffic generated by this alternative would be less, 2,600 average daily trips, than the project due to the reduction of dwelling units proposed.

- Land Use

  This alternative would still be consistent with the surrounding land use trend.

C. Additional Alternatives Summary

The following table will provide a comparison of overall land use components proposed under the reduced scope, the golf course redesign alternatives and the project.

Land Use Component	Proposed Project	Reduced Scope	Golf Course Redesign
Residential	1,027 units	900 units	757 units
Commercial	14.1 acres	14.1 acres	14.1 acres
Recreational	191.2 acres	18.8 acres	191.2 acres
Open Space	55.0 acres	240.0 acres	109.0 acres

Based on the analysis located in Section B of this chapter, the following table provides a summary of impacts associated with the project and the two alternatives relative to significant biological and cultural resource issues.

Issue	Proposed Project	Reduced Scope	Golf Redesign
Wildlife Movement	50 to 370 feet wide	Approximates existing condition	200 to 600 feet wide
Oak Woodland Habitat	12 oaks removed 5 moved/replanted 22 integrated into fairways	0 oaks removed within Cole Creek 0 moved/replanted 0 integrated into golf fairways	8 oaks removed 5 moved/replanted 16 integrated into fairways
Invasive Species Risk	Yes	Greatly reduced as compared to project	Somewhat reduced as compared to project
Human Disturbance of Wildlife	Yes	Greatly reduced as compared to project	Somewhat reduced as compared to project
Wetlands	1 acre removed in Cole Creek	0.2 acre removed in Cole Creek	0.4 acre removed in Cole Creek
Village Complex Disturbance	Impacts to village sites RIV-1139, 1139a, 2808, 2809, 2810, 2811, 2812, 2813, 2814 and 2815	Impacts to village sites RIV-1139a, 2808, 2809, 2810, 2811 and 2812	Impacts to village sites RIV-1139, 1139a, 1283, 2808, 2809, 2810, 2811, 2812, 2813 and 2814

As indicated in the previous table, both the reduced scope alternative and the golf course redesign alternative are environmentally superior as compared to the project. The no project alternative as delineated in the draft EIR is considered environmentally superior to the project as well as the reduced scope and golf course redesign alternatives.

Issue	Proposed Project	Reduced Scope	Golf Redesign
Wildlife Movement	50 to 370 feet wide	Approximates existing condition	200 to 600 feet wide
Oak Woodland Habitat	12 oaks removed 5 moved/replanted 22 integrated into fairways	0 oaks removed within Cole Creek 0 moved/replanted 0 integrated into golf fairways	8 oaks removed 5 moved/replanted 16 integrated into fairways
Invasive Species Risk	Yes	Greatly reduced as compared to project	Somewhat reduced as compared to project
Human Disturbance of Wildlife	Yes	Greatly reduced as compared to project	Somewhat reduced as compared to project
Wetlands	1 acre removed in Cole Creek	0.4 acre removed in Cole Creek	0.6 acre removed in Cole Creek
Village Complex Disturbance	Impacts to village sites RIV-1139, 1139a, 2808, 2809, 2810, 2811,-2812, 2813, 2814 and 2815	Impacts to village sites RIV-1139a, 2808, 2809, 2810, 2811 and 2812	Impacts to village sites RIV-1139, 1139a, 1283, 2808, 2809, 2810, 2811, 2812, 2813 and 2814

As indicated in the previous table, both the reduced scope alternative and the golf course redesign alternative are environmentally superior as compared to the project. The no project alternative as delineated in the draft EIR is considered environmentally superior to the project as well as the reduced scope and golf course redesign alternatives.

V. MITIGATION MONITORING PROGRAM

V. *MITIGATION MONITORING PROGRAM*

The programmatic plan for implementing the mitigation measures identified in the EIR is provided in the matrix which follows.

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
Geology, Slopes and Erosion		PROJECT DEVELOPER AND:		
G-1	All structures for human occupancy proposed within the specific plan shall meet standards of the most recently adopted Uniform Building Code and seismic design parameters of the Structural Engineers Association of California. Proof of compliance shall be submitted to the City concurrently with building permit applications.	o Project Engineer o Project Architect o Project Geologist	o City Engineer o City Planning Director	o Upon submittal of building permit applications
G-2	Artificial fill, alluvium and colluvium located on the site shall be removed to an approximate depth ranging from 1 to 22 feet, conditioned and recompacted to alleviate settlement hazard.	o Project Engineer o Project Geologist o Grading Contractor	o City Engineer	o Grading plan review
G-3	Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope. A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits.	o Project Geologist	o City Engineer	o Grading plan review
G-4	A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans. Recommendations would include design specifications per the Structural Engineers Association of America relative to ground shaking, excavation and recompaction relative to liquefaction and slope stabilization through excavation, recompaction and structural reinforcement methods.	o Project Geologist o Project Engineer	o City Engineer	o Grading/subdivision/site plan review

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
G-5	The following measures are designed to mitigate impacts in all planning areas. Many of these measures are standards which must be implemented under any circumstance. They are provided to provide a context for additional site specific measures.	PROJECT DEVELOPER AND:		
	a. Manufactured slopes will not exceed a ratio of 2:1 and shall be hydroseeded with native, drought tolerant plants and shall be irrigated immediately following grading and until plants are fully established with temporary irrigation systems based on site specific recommendations by a City approved restoration biologist and/or a certified landscape architect.	o Project Engineer o Project Landscape Architect/Biologist o Project Grading Contractor	o City Engineer o City Planning Director	o Grading permit implementation
	b. Grading operations occurring during rainy weather shall use approved erosion control measures including, but not limited to, sandbagging to stabilize slopes and construct temporary desiltation basins to limit sediment deposition in drainage courses. Said erosion control measures shall be approved by the City Engineering Department and continually monitored by the City or its consultant throughout the rainy season.	o Project Grading Contractor o Project Engineer	o City Engineer	o Grading permit implementation
	c. The Storm Water Pollution Prevention Plan (SWPPP) as required under federal NPDES regulations shall be submitted to the City Engineer concurrently with grading permit application.		o City Engineer	o Grading permit implementation
G-6	The following additional measures are designed to mitigate impacts in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 17 which are outside of the Hillside Overlay Zone.	o Grading Contractor		
	a. The above listed Planning Areas will be mass graded for building pad preparation. Vegetation removal shall be limited to preserve or replace all existing oak trees within these planning areas to maintain soil stability.		o City Planning Director o City Engineer	o Grading permit implementation

Mitigation Measure			Implementation Entity		Responsible Monitoring Party		Mitigation Timing
		These planning areas shall be daylight cut (grading down to an existing natural elevation control to minimize fill) where feasible, in areas adjoining major slopes, canyon edges and ridge lines to minimize excessive fill areas and slope disturbance.	PROJECT DEVELOPER AND:				
	b.	Slopes in excess of 10 feet in vertical height shall be treated with a native, drought-tolerant hydroseed mix within one week of grading completion.	o	Grading Contractor	o	City Engineer	o Grading permit implementation
	c.	Graded pad areas not under construction by October 15 shall be covered with erosion control sheeting or treated with a native, drought-tolerant hydroseed mix.	o	Grading/Construction Contractor	o o	City Engineer City Planning Director	o Grading permit implementation
G-7	The following measures are designed to mitigate impacts in Planning Areas 1, 2, 16 and 18 which are subject to the Hillside Development Ordinance.						
	a.	CC&Rs shall state that erosion shall be strictly controlled on all hillside lots through the use of drainage devices or landscape cover. Furthermore, CC&Rs shall stipulate that irrigation on, or potentially affecting steep slopes, be strictly controlled and diverted away from areas of natural vegetation.	o o	Project Engineer Project Landscape Architect	o o	City Engineer City Planning Director	o Grading through construction and operation
	b.	Grading shall be monitored on a daily between October 15 and April 15 within Planning Areas 1, 2, 16 and 18 to limit the exposure of sensitive slopes to grading and minimize erosion hazard due to rain storms. The monitor shall be empowered to halt grading, initiate grading closure, and formulate emergency erosion control measures during periods of severe winter storms as defined by the National Weather Service designation of a "severe winter storm warning."	o	Grading Contractor	o o	City Engineer City Planning Director	o Grading permit implementation
	c.	Subsequent review by the City Planning staff of grading plans, subdivision maps and site plans for Planning Areas 1, 2, 16, and 18 shall ensure continued consistency with the Hillside Development Ordinance.	o	Project Engineer	o o	City Planning Director City Engineer	o Grading plan/subdivision plan review

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
G-8	The following measures apply to all planning areas.			
a.	Irrigation of all slope areas shall not be at a level or location that disrupts or harms existing oak trees. All irrigation plans shall be prepared by a licensed landscape architect and reviewed by a qualified biologist or arborist. All irrigation systems to be placed in non-private landscaped areas shall be equipped with potentiometers which will override automatic sprinkler schedules in periods of adequate or saturated soil moisture conditions.	o Landscape Architect	o City Planning Director	o Grading through construction and operation
b.	Detention/water quality basins within or adjacent to on-site drainage courses shall be operational prior to issuance of grading permits and remain permanently functional after specific plan build-out to prevent additional scouring and erosion from increased storm flows due to increased impervious surfaces in accordance with City of Murrieta and Riverside County Flood Control Department approved plans.	o Project Engineer o Grading/Construction Contractor	o City Engineer	o Grading through construction and operation
c.	Cut slope areas shall be blended into the natural slope by matching slope angle, if the existing slope is less than or equal to two (2) to one (1). Native vegetation shall be utilized to contribute to the blending of manufactured slopes and undisturbed natural slopes.	o Project Engineer o Grading Contractor	o City Engineer	o Grading plan review
d.	The drainage plan for the proposed project and implementing subdivisions/site plans shall be reviewed by the City Engineer to ensure long term erosion and sedimentation impacts are minimized to the greatest extent feasible. Manufactured slope areas and natural and enhanced open space areas where storm drain outlets occur shall be properly designed and fitted with velocity reduction devices and constructed with erosion protection materials.	o Project Engineer	o City Engineer	o Grading plan review

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
G-9	Grading plans for Planning Area 2 shall be reviewed by a qualified geologist to ensure that clay seams are not exposed by cut slopes. Further subsurface evaluation of the potential ancient slide area located above Planning Area 2 shall be completed by a qualified geologist to determine the ultimate stability of the slope.	o Project Geologist o Project Engineer	o City Engineer	o Prior to issuance of grading permits
	A rockfall hazard study shall be completed based on final grading plans when they become available. If any potential exists for rockfall into proposed residential areas, stabilization or removal of the rock shall be completed based on a detailed rockfall hazard study prior to issuance of building permits.	o Project Geologist o Project Engineer	o City Engineer	o Prior to issuance of grading permits
	A detailed geotechnical evaluation shall be completed by a qualified geologist based on final grading plans prior to issuance of grading permits. Recommendations made in special geotechnical evaluations shall be incorporated into subsequent subdivision maps, site plans and grading plans.	o Project Geologist o Project Engineer	o City Engineer	o Prior to issuance of grading permits
Biological Resources				
B-1	Avoid the grading and filling of any suitable habitat within Cole Canyon Creek. Prior to final design of the golf course, a nocturnal survey for the red-legged frog shall be conducted during the appropriate breeding season. The conclusions resulting from the survey shall be considered as part of the negotiation process established between the project proponent, the City of Murrieta and the managing agencies of the Santa Rosa Plateau. If the golf course ponds become occupied by the red-legged frog, an agreement between the project proponent or golf course operator/owner and the appropriate resource agencies shall be executed in order to address potential conflicts that could arise between operation and management of the golf course and protection of the species. The agreement shall include measures for the control of bullfrog populations within the Cole Canyon Corridor.	o Project Engineer o Project Biologist o Grading Contractor	o City Planning Director	o Prior to issuance of grading permits

	Mitigation Measure		Implementation Entity		Responsible Monitoring Party		Mitigation Timing
			PROJECT DEVELOPER AND:				
B-2	Avoid impacts to riparian areas and replace habitat at 2:1 ratio. A mitigation plan has been prepared for inclusion in 404/1603 permit applications which are currently in process. The plan calls for the creation of 5.6 acres of riparian habitat which will result in a net increase in on-site riparian habitat by 2.8 acres (see Exhibit II-31 , Wetlands Mitigation Areas). If grading of Planning Areas 2, 5, 8, 10, 16 or 18 is to occur during the months of May through September, a focused least Bell's vireo survey shall be prepared prior to the commencement of grading. If birds are found, no grading will be allowed within these planning areas until after the end of the nesting season. If no birds are found during the initial survey, monthly monitoring of Cole Canyon Creek for vireo occupation shall take place while any grading is occurring in the above-referenced planning areas during the months of May through September.	o o	Project Engineer Project Biologist	o	City Planning Director	o	Prior to issuance of grading permits
B-3	Cole Creek shall be monitored by a City approved biological consultant to determine the presence of non-native and/or intrusive plants into the creek and upper reaches of the Canyon on a quarterly basis. The golf course operator shall be responsible for funding the monitoring activity which shall be summarized in a report which shall be submitted to the City of Murrieta and The Nature Conservancy. The report shall detail and confirm the methods and timing of the intrusive plant material removal operation to be completed based on the findings of the study. The biological consultant shall also monitor the golf course ponds and the Cole Creek area for human-tolerant animal species on a quarterly basis through day time surveying and night-time "scent stations" , "spot-lighting" and other appropriate methods. A report detailing the findings of the survey and appropriate method for eradication or reduction of these species, if found, shall be submitted to the City of Murrieta and The Nature Conservancy along with follow-up reports detailing the timing and methods used for eradication and/or reduction.	o	Project Biologist	o	City Planning Director	o	Prior to issuance of grading permits
	The golf course operator shall monitor Cole Creek and the associated canyon daily relative to the presence of feral dogs and cats. The dogs and cats shall be humanely removed from the area by appropriate agencies.	o	Golf Course Operator	o	City Planning Director	o	Golf course operation

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
B-4	To address project impacts on coastal sage scrub and Category 2 species, the project proponent shall provide fair compensation to a regional habitat agency or organization such as the Riverside County Habitat Conservation Agency or The Nature Conservancy. The compensation shall be in the form of an on-site conservation easement to be managed by the agency or organization consistent with their habitat preservation and management objectives. If on-site easement dedication is not feasible, compensation in the form of fee payment to the Riverside County Habitat Conservation Agency or other appropriate conservation agency or organization shall be made by the project proponent. The loss of 14 acres of coastal sage scrub habitat shall serve as the basis for determining compensation through easement dedication or fee assessment, although compensation may be directed toward preservation of other habitat values.	o Project Developer	o City Planning Director	o Prior to the issuance of grading permits
B-5	Prior to issuance of grading permits the project proponent shall prepare a Vegetation and Wildlife Management Plan for the project site in cooperation with the City of Murrieta with input as determined appropriate from the California Department of Fish and Game (DFG), U. S. Army Corps of Engineers (Corps) and The Nature Conservancy. The plan shall include goals, performance standards and remedies that focus on ensuring the long-term viability of both preserved habitat areas and areas that are to be restored as mitigation for project impacts. The plan shall identify separate measures as they apply to the golf course operator, residents and commercial operators. Measures shall be derived where appropriate from the Copper Canyon Specific Plan EIR and shall include, but necessarily limited to, components that address the following: • Prevention and removal of invasive plant species; • Control of domestic pets; • The long-term success of on-going maintenance of wetland and oak woodland restoration areas; • The use of Best Management Practices (BMP's) to avoid potential contamination of riparian habitat and wetland areas from storm water runoff, excessive irrigation and the effects of fertilizers and pesticides/herbicides.	o Project Developer o Project Biologist o Corps o DFG o The Nature Conservancy	o City Planning Director	o Prior to the issuance of grading permits.

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	• Design and management measures to limit access to sensitive habitat areas; • The use of fire management and prevention techniques that minimize damage to sensitive habitat areas.			
B-6	Prior to the implementation of Phase IV (Golf Course) of the specific plan, a cooperative process shall be established involving the City of Murrieta Planning Department, a habitat restoration biologist selected by the City, the project proponent and the golf course architect. The project shall evaluate alternative golf course designs that minimize grading, fairway and golf cart crossings, with the overall goal to minimize impacts on biological resources within Cole Canyon to the maximum extent feasible. Consideration shall be given to a wide range of golf course designs which would include, but not limited to, grading minimization, reduction of golf cart and fairway crossings of the creek, target courses which minimize the area devoted to fairways and in-situ preservation of natural habitat between greens. Because the design of the golf course and the Cole Canyon Creek corridor may indirectly affect resources within the Santa Rosa Plateau Ecological Reserve, The Nature Conservancy shall be consulted during the process. Upon completion of a final design acceptable to the involved parties, and prior to initiating golf course/club grading, a conservation easement or covenant which shall run with the land, shall be recorded by the project proponent to obligate the proponent and any successors to maintain Cole Creek (as specifically defined in the easement or covenant) as natural open space in perpetuity. The project proponent shall receive written approval from the Corps of this easement or covenant prior to it being recorded.	o Project Developer o City Approved Biologist o Golf Course Architect o Landscape Architect o City Planning Department	o City Planning Director	o Prior to the Issuance of Grading Permits
B-7	Only native plant species shall be uses in plant palettes proposed for the corridor on the project site consistent with the Vegetation and Wildlife Habitat Management Plan.	o Project Developer o Landscape Architect	o City Planning Director	o Corridor landscaping implementation

Mitigation Measure		Implementation Entity		Responsible Monitoring Party		Mitigation Timing
Visual Resources/Light and Glare		PROJECT DEVELOPER AND:				
V-1	A mitigation plan has been prepared (see the Wetlands Mitigation Area, Exhibit II-31) along with the appropriate 404/1601 permit applications which have been submitted to the respective agencies. The plan calls for the creation of 5.6 acres of wetlands to replace the 2.8 acre of wetlands removed by development. The wetlands will consist of 5 ponds within the golf course and will also be used to reduce water quality impacts from urban runoff.	o Project Biologist	o	City Planning Director	o	Prior to issuance of grading permits
V-2	Eliminate the use of gold or silver reflective glass in the design and construction of the proposed commercial use.	o Project Architect	o	City Planning Director	o	Prior to issuance of building permits
V-3	Comply with Riverside County Ordinance 655, Mount Palomar Special Lighting Zone.	o Project Engineer o Project Architect	o	City Planning Director	o	Prior to issuance of building permits
V-4	Prior to approval of a tentative subdivision map, the project proponent shall demonstrate compliance with the Hillside Development Ordinance (HDO) to the satisfaction of the City of Murrieta. As part of the HDO submittal, and to help satisfy environmental review requirements for the tentative subdivision map, the project proponent shall provide photographic and/or computer generated exhibits (three-dimensional development simulation models) which effectively demonstrate the degree of visual alteration that would occur as a result of grading and development proposed in Planning Area 1.	o Project Engineer	o	City Planning Director	o	Prior to issuance of building permits
Flooding						
F-1	The Copper Canyon Drainage Concept Plan proposes flood hazard and drainage mitigation through on-site detention of storm flows in accordance with the directives of the City of Murrieta and the Riverside County Flood Control and Water Conservation District (RCFCWCD). Design details for the detention basins have been identified through specific engineering analysis, as part of a preliminary hydrology study.	o Project Engineer	o	City Engineer	o	Prior to submittal of grading permit applications

Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
The final hydrology study shall make appropriate provisions based upon final grading plans and subdivision maps to ensure that no net increase in runoff to downstream areas results. The study shall also provide for fair share participation by the project developer in any downstream, off-site system which are necessary and which the project contributes to. All required measures and improvements shall be in place prior to the issuance of building permits. The study shall conform to the following performance standards: ▸ All flows shall be conveyed in reinforced concrete pipes or natural creeks. ▸ The storm drains shall be sized assuming full flow for 90 percent of the friction slope, which would result in minor losses. The friction slope shall be the ground slope. ▸ 10-year design flow rates shall be used in sizing the proposed facilities. ▸ Hydrograph generated 100-year design flow rates shall be used in sizing facilities with greater than 300 acre tributary areas. ▸ The drainage systems shall be laid out so as not to divert any drainage from natural drainage courses and be contained within roadways (if any) as much as possible. ▸ RCFCWCD requires that the 10-year flow rates be contained below street curb lines of conveyed in storm drain pipelines. As standard construction practice, building pad elevations in the vicinity of drainage courses are normally placed at least one foot above the 100-year base flood elevation. However, because of the likelihood of unexpected flooding, building pads shall be placed at least two feet above the 100-year base flood elevation along site drainage courses to provide protection from unconfined regional overflows.	PROJECT DEVELOPER AND: o Project Engineer	o City Engineer	o Prior to the submittal of grading permit applications

Mitigation Measure			Implementation Entity		Responsible Monitoring Party		Mitigation Timing
			PROJECT DEVELOPER AND:				
•	Drainage facilities proposed within Planning Area 1, 2, 16 and 18 shall conform to directives of the HDO as specified in the following standards: Drainage courses to be retained in a natural state shall not be graded. Drainage course crossings and drainage course areas requiring side-slope protection shall use natural erosion control materials where feasible or treated with naturalizing landscape treatments such as the use of native rock, colorized concrete and native plant materials. Drainage control structures shall be placed in less visible locations. Drainage swales shall be located diagonally or curvilinear across the slope face and treated as specified above relative to erosion control materials. Minimize cross lot drainage unless it is required to minimize the amount of necessary grading.		o Project Engineer	o o	City Engineer City Planning Director	o	Prior to submittal of grading permit applications
F-2	Maintenance of the project drainage facilities is essential to the long-term viability of mitigation measures discussed above. Drainage facilities shall be maintained by a combination of entities. Storm drain systems within public rights-of-way will be maintained by RCFCWCD, the City's Community Service District or the City of Murrieta. The five detention basins will be maintained by the golf course operator or CSD. Other minor systems outside of public rights-of-way will be maintained by Community Services District.		o City Engineer	o	City Engineer	o	Prior to submittal of grading permit applications
Noise							
N-1	a.	Construction shall not take place between 7:00 p.m. and 7:00 a.m. on weekdays; including Saturday, or at any time on Sunday or a Federal holiday.	o Grading/Construction Contractor	o	City Planning Director	o	Grading /building permit implementation
	b.	Grading and construction within 600 feet of the project boundary within Planning Areas 2, 3, 5 and 9 shall be limited to Monday through Friday, 8:00 am to 4:00 pm only.	o Grading/Construction Contractor	o	City Planning Director	o	Grading/building permit implementation

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
c.	All construction vehicles or equipment fixed or mobile-operated shall be equipped with properly operating and maintained mufflers.	o Grading/Construction Contractor	o City Planning Director	o Grading/building permit implementation
	d. Stockpiling and/or vehicle staging areas shall be located no closer than 600 feet from the project boundary within Planning Areas 2, 3, 5 and 9.	o Grading/Construction Contractor	o City Planning Director	o Prior to submittal of subdivision/site plans
N-2	Prior to approval of any subdivision maps for the Copper Canyon project, the developer shall coordinate with the City and developers of other major proposed projects whose traffic will contribute significantly to future noise levels along roadways in the area in providing mitigation of traffic noise impacts on existing residences. Specific mitigation shall include:	o Project Engineer o Acoustical Engineer o Other Developers	o City Planning Director	o Prior to submittal of subdivision/site plans
	a. Preparation of a detailed acoustical analysis determining precise needs for roadway attenuation.	o Acoustical Engineer	o City Engineer	o Throughout project construction
	b. Construction of any improvements identified in the study as necessary to mitigate adverse impacts.	o Other Developers	o City Engineer	o Throughout project construction
	c. A fair-share assessment of fee responsibilities among the major developers for construction of improvements, based on each major developments' contribution to traffic volumes along the impacted roadways.	o Other Developers	o City Engineer	o Throughout project construction
N-3	For all areas within the buildout (post 2015) 65 CNEL roadway contours, residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Accomplishment of these standards is considered by the project acoustical engineer to be feasible. An acoustical study shall be prepared for the purpose of designing precise sound attenuation improvements under the supervision of a person experienced in the field of acoustical engineering. Evidence that the above standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:	o Acoustical Engineer	o City Engineer	o Throughout project construction

Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
a. Prior to the recordation of a final tract map or prior to the issuance of Grading Permits, at the sole discretion of the City, an Acoustical Analysis Report shall be submitted to the City for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures.	PROJECT ENGINEER AND: o Acoustical Engineer o Project Engineer	o City Engineer	o Prior to submittal of subdivision maps
b. Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of these structures required to satisfy the exterior and interior noise standards shall be submitted to the City for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project. The improvements required will likely include a combination of sound walls, berms and increased building setbacks.	o Acoustical Engineer o Project Architect	o City Engineer	o Prior to submittal of building permit applications
c. Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with California Administration Code Title 25 regulation may be required by the City, to verify compliance with Sound Transmission Class (STC) and Impact Insulation Class (IIC) design standards.	o Acoustical Engineer o Project Architect	o City Engineer	o Prior to submittal of occupancy permit applications
Water Quality			
W-1 Prior to the issuance of grading permits for the project, the applicant shall provide documentation to the City of Murrieta, indicating that all requirements of the CRWQCB have been met and the appropriate NPDES permits have been secured.	o Project Engineer	o City Engineer	o Prior to submittal of grading permit applications
W-2 The water quality management plan shall include the following specific Residential Source Control BMP's: • Public Education All catchment basins and drainage outlets shall be marked with a sign or stenciled with a warning advising residents not to dump wastes into the drainage system and shall be designed in accordance with the Murrieta Grading Manual.	o Project Engineer o Construction Contractor	o City Engineer	o Prior to submittal of grading permit applications

Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	PROJECT DEVELOPER AND: o Project Engineer o Construction Contractor	o City Planning Director	o Prior to submittal of occupancy permit applications
The project developer shall provide an information package to residents which details proper handling, storage and disposal of household hazardous materials. An example information package shall be submitted to the City concurrently with the submittal application for occupancy permits.			
• Litter and Refuse Pick-up			
The CSD or a volunteer group (e.g. The Boy Scouts) shall periodically remove litter and refuse from streets, gutters and small scale drainage facilities.	o CSD or volunteer group	o City Planning Director	o Project operation
• Hazardous and Non-Hazardous Waste Disposal			
Project residents shall be required to contract with a refuse hauling company to remove household garbage. Area within the parking lot of the proposed commercial site shall be set aside for use as a periodic household hazardous materials collection area.	o Project Residents	o City Planning Director	o Project operation
• Street Sweeping			
A street sweeping program shall be initiated by the CSD at a minimum frequency of once every month during the months of October, November and December.	o CSD	o City Planning Director	o Project operation
• Storm Drain Maintenance			
The storm drain system shall be periodically maintained by the appropriate entity to remove silt and other materials from catchment basins, pipes and culverts. Flush water shall be routed to the water quality wetlands for treatment.	o CSD	o City Engineer	o Project construction and operation
W-3 The golf course irrigation system shall to greatest extent feasible limit runoff into the drainage courses.	o Golf Course Operator	o City Planning Director	o Project operation

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	The application of fertilizers, herbicides and pesticides shall occur only in accordance with manufacturer specifications relative to application concentration, timing, temperature and wind conditions.	o Golf Course Operator	o City Planning Director	o Project operation
W-4	Sediments and other materials located within the water quality wetlands will be subject to periodic removal and disposal to a certified landfill. Prior to removal, sediments shall be tested to ensure that any toxic materials do not exceed limits associated with local land fills. In the event that the sediments do exceed these standards, the removed sediments shall be disposed of in a land fill suitable to receive hazardous materials.	o Golf Course Operator	o City Planning Director	o Project operation
W-5	Increases in waste water production and revisions to waste water discharges at treatment facilities shall conform to all RWQCB permit conditions.	o RCWD	o City Engineer	o Project construction and operation
Air Quality		PROJECT DEVELOPER AND:		
AQ-1	Any golf course grading occurring during Phase 1 and Phase 2 shall not exceed 59.8 acres and 40.4 acres respectively. In no case shall any grading permit be approved by the City which would disturb more than 177 acres per quarter or 2.6 acres per day unless the following mitigation measures are implemented. a. Enclose, cover, water twice daily or apply approved soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt. This will result in a 30% reduction in dust emissions. b. Water active grading sites at least twice daily. This will result in a 34% reduction in dust emissions. c. All trucks hauling dirt, sand, soil or other loose materials are to be covered and should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer). This will result in a 7% reduction in dust emissions.	o Grading Contractor	o City Planning Director	o Grading permit implementation

Mitigation Measure			Implementation Entity		Responsible Monitoring Party		Mitigation Timing
			PROJECT DEVELOPER AND:				
	The above measures will reduce dust emissions by a total of 71%. Therefore, with all measures implemented, an additional 122 acres per quarter or 1.8 acres per day can be graded over the 172 acres per quarter or 2.6 acres per day limit. These measures shall be confirmed to be in place by the City of Murrieta through field inspection at the time of grading permit implementation. All grading plans shall list the above measures in the construction notes. The construction manager shall be responsible for ensuring all measures are implemented.						
AQ-2	a.	Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions.	o	Project Engineer	o	City Planning Director	o Project construction and operation
	b.	Designate commercial uses within the specific plan for use by project residents. Results in a 1.3% reduction in mobile emissions.	o o	Project Engineer City Planning	o	City Planning Director	o Project construction and operation
	c.	Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions.	o	City Traffic Engineer	o	City Planning Director	o Project construction and operation
	The City of Murrieta shall review all site plans and subdivisions proposed for this project to ensure these measures are put in place, where applicable, prior to approval of occupancy permits by the project proponent or merchant builder. The City of Murrieta Traffic Engineer shall ensure traffic light synchronization based on City traffic monitoring and shall coordinate with the Riverside County Transit Authority for the establishment of bus routes and stops within the project site.		o	City Planning	o o	City Planning Director City Traffic Engineer	o Prior to issuance of occupancy permits
AQ-3	a.	Implement Southern California Edison's "Welcome Home" program to provide energy saving components to all dwelling units which shall include built-in energy efficient appliances, double glass paned windows, energy efficient air conditioners, energy efficient lighting, low emission water heaters and wall and attic insulation above Title 24 standards. These measures result in reduced emissions from stationary sources by between 0.5% to 13.0% for the various pollutant types.	o	Project Architect	o	City Planning Director	o Prior to submittal of building permit applications

	Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	b.	Planning Area 11, if developed with condominiums, town homes or duplexes, shall be constructed where appropriate with central water heating systems, energy efficient low pressure sodium parking lot lights and light colored roof materials. These measures result in a reduction in emissions of 0.5% to 9.0%.	o o Project Developer Project Architect	o City Planning Director	o Prior to submittal of building permit applications
		Proof compliance with Southern California Edison's Welcome Program during project structural and architectural design shall be submitted concurrently with building permit applications. The City of Murrieta shall review the site plan for Planning Area 11 to ensure compliance with the above design measures.	o City Planning	o City Planning Director	o Prior to submittal of building permit applications
AQ-4	a.	Construct on-site or off-site bus turnouts, passenger benches, and shelters. Results in a 0.2% reduction in mobile emissions.	o o Project Developer Project Engineer	o City Planning Director	o Project construction and operation
	b.	Designate residential uses within the specific plan who can use the nearby commercial facility. Results in a 1.3% reduction in mobile emissions.	o o o Project Developer Project Architect City Planning	o City Planning Director	o Project construction and operation
	c.	Synchronize traffic lights on streets impacted by development. Results in a 4.0% reduction in mobile emissions.	o City Traffic Engineer	o City Traffic Engineer	o Project construction and operation
	d.	Apply a compressed 3/36 work schedule to all employees of the commercial facility and the golf club facility. Results in a 3.1% to 4.0 % reduction in mobile emissions.	o Commercial Operator	o City Planning Director	o Project operation
	e.	Provide facilities to aid pedestrians in the site plan design. Results in a 0.2% reduction in mobile emissions.	o o Project Developer Project Architect	o City Planning Director	o Prior to submittal of site plans
	f.	The City shall give priority to a child care facility to locate within the commercial site. Results in a 0.1% reduction in mobile emissions.	o o Project Developer City Planning	o City Planning Director	o Prior to submittal of occupancy permits
	g.	Area within the commercial site for use as a park and ride facility shall be made available for purchase or lease by CalTrans if deemed appropriate. Results in a 0.1% reduction in emissions.	o Project Developer	o City Planning Director	o Site plan review

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
h.	The City shall give priority to banks and restaurants to locate within the commercial site. Results in a 0.2% to 0.3% reduction in mobile emissions.	o o Project Developer City Planning	o City Planning Director	o Site plan review
I.	The commercial and elementary school site plans/building plans shall provide area for bicycle storage, lockers and showers for use by employees. Results in a 0.2% to 0.3% reduction in mobile emissions.	o o Project Developer Project Architect	o City Planning Director	o Site plan review
j.	A commuter information area shall be designated on the commercial site plan. Results in a 0.1% reduction in mobile emissions.	o o Project Developer Project Architect	o City Planning Director	o Site plan review
k.	The elementary school parking lot shall have a designated car pool preferential parking area. Results in a 0.1% reduction in mobile emissions.	o o Project Developer Project Architect	o City Planning Director	o Site plan review
l.	The City shall give priority to a restaurant facility to locate within the golf club site. Results in a 0.2% to 0.3% reduction in mobile emissions.	o o Project Developer Project Architect	o City Planning Director	o Site plan review
m.	Patrons using the parking lot for the golf club facility shall be subject to visitor parking fees for single occupancy vehicles. Results in a 1.5% to 2.0 % reduction in mobile emissions.	o Golf Course Operator	o City Planning Director	o Site plan review
The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure these measures are in place, where applicable, prior to approval of occupancy permits.		o City Planning	o City Planning Director	o Site plan review

Mitigation Measure			Implementation Entity		Responsible Monitoring Party		Mitigation Timing
AQ-5	a.	Store fronts and class rooms shall use double pane glass windows where appropriate. Results in a 2.5% to 3.5% reduction in emissions.	o	Project Architect (commercial and school)	o	City Planning Director	o Prior to submittal of building permits
	b.	All retail facilities, class rooms, offices and staff areas shall be equipped with energy efficient air conditioners, lighting fixtures and low emission water heaters. Results in a 1.0% to 19.0% reduction in emissions.	o	Project Architect (commercial and school)	o	City Planning Director	o Prior to submittal of building permits
	c.	All structures shall utilize light colored roof materials. Results in a 1.0% reduction in emissions.	o	Project Architect	o	City Planning Director	o Prior to submittal of building permits
	d.	All structures shall be insulated with wall and attic insulation beyond Title 24 standards.	o	Project Architect	o	City Planning Director	o Prior to submittal of building permits
		The City of Murrieta shall, during the design review stage, review all site plans and subdivisions proposed for this project to ensure these measures are in place, where applicable, prior to approval of building permits.	o	City Planning	o	City Planning Director	o Building permit review
AQ-6		The City of Murrieta should enact a street sweeping program with sweepers which use reclaimed water. Enact a county-wide measure doing the same. As derived from Table A9-9-B-1 of the 1993 Handbook, the measure provides a reduction from 0.33 lb per VMT to an average of 0.012 lb per VMT. Project residents and commercial operators should be subject to a fee assessment to implement this measure.	o	City of Murrieta	o	City Planning Director	o Project construction an operation
Energy Resources							
E-1		The following site planning measures to maximize energy-efficiency shall be included where appropriate in site specific developments in the study area:	o o o	Project Developer Project Engineer Project Architect	o	City Planning Director	o Subdivision/site plan review
	a.	Lots should be orientated to facilitate southern and northern exposures.					
	b.	Setbacks and height restrictions should facilitate solar access for all development types.					
	c.	Location of buildings to facilitate natural ventilation and cooling.					

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
E-2	Measures shall be incorporated into the design of individual buildings, where appropriate, which will reduce the consumption of energy and the utilization of alternative energy sources, including the following: a. Use of fluorescent lighting rather than less efficient lighting. b. Installation of attic fans or other ventilation devices. c. Use of tinted or solar reflective glass on appropriate exposures. d. Use of heat-reflecting glass and drapery on all office window glass to reduce cooling loads where architectural restrictions permit. e. Use of active and/or passive solar energy systems for heating and cooling. f. Use of windowless walls for southern and western exposures. g. Use of air conditioning which will have a one hundred percent (100%) outdoor air economizer cycle to obtain free cooling during cool and dry outdoor climatic periods. h. Use of individual meters versus multiple meters to encourage conservation of energy. I. Lighting switches and multi-switch provisions for control by occupants and building personnel to permit optimum energy use. j. Solid state control console linked to a control system to perform energy conservation functions such as automatic temperature reset, start/stop time programming of motor equipment, data logging of energy consumption and maintenance and service scheduling.	o Project Developer o Project Architect	o City Planning Director	o Building permit review

Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
k. Public area lighting, both interior and exterior, should be time controlled and limited to that necessary for the safety of persons and property.	o Project Developer o Project Architect	o City Planning Director	o Building permit review
Paleontological Resources			
P-1 The applicant shall retain a qualified paleontologist to develop a plan to mitigate impacts to paleontologic resources which shall include the following:	o Project Developer o Paleontologist	o City Planning Director	o Prior to submittal of grading permit applications and grading permit implementation
a. Monitoring of grading, trenching and excavation in Planning Areas 3,4, 5, 6, 7,8,10, 12 and 18 which are underlain with geologic units identified as likely to contain paleontologic resources (Bedford Canyon Formation and Pauba Formation) by a qualified paleontologic monitor. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil mammals. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.			
b. Preparation of recovered specimens to a point of identification, including washing of sediments to recover small vertebrates.			
c. Identification and curation of specimens into a museum repository with retrievable storage.			
d. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency, signifies completion of the plan to mitigate impacts to Paleontologic Resources.			
e. Because of the small nature of some fossils present in these rock units, matrix samples should be collected for processing through fine mesh screens.			
f. Provisions for preparation and curation shall be made before fossils are donated to their final repository.			

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	g. All fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the San Bernardino County Museum.	o Project Developer o Project Architect	o City Planning Director	o Prior to submittal of grading permit applications and grading permit implementation
Cultural Resources		PROJECT DEVELOPER:		
HP-1a	CA-RIV-1139 - This site shall be avoided to the greatest extent feasible. The core area of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet, or by fencing off the area. If fencing is used, the core area of the site shall be secured at all times. No recreational trails shall be allowed within the core area of this site. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection (Phase III) to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. A qualified archaeologist, approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	o Project Archeologist o Project Engineer o Grading Contractor	o City Planning Director	o Prior to the issuance of grading permits and grading permit implementation
HP-1b	CA-RIV-1139a - The site shall be avoided to the greatest extent feasible. The core of the site shall be avoided and preserved through capping with sterile, imported soil to a depth of one to two feet. No recreational trails shall be allowed within the core area of CA-RIV-1139a. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of forty to fifty controlled, 1X2 meter excavation units as well as mapping and surface collection of the impact area. A qualified archaeologist approved by the City and a Native American	o Project Archaeologist o Native American Observer o Project Engineer o Grading Contractor	o City Planning Director	o Prior to the issuance of grading permits and grading permit implementation

	Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	PROJECT DEVELOPER AND:		
HP-1c	CA-RIV-1283 - The site shall be avoided to the greatest extent feasible. The site shall be avoided and preserved through project design which includes a proposed park in the area. Capping with sterile, imported soil to a depth of one to two feet is recommended. Areas of the site which cannot feasibly be avoided shall be the subject of archaeological data collection to further mitigate project impacts. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist approved by the City and a Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with capping the site or other development activities within 200 feet of the site area.	o Project Archaeologist o Native American Observer o Project Engineer o Grading Contractor	o City Planning Director	o Prior to the issuance of grading permits and grading permit implementation
HP-1d:	CA-RIV-2815 - This site shall be avoided to the greatest extent feasible. Areas of the site which cannot feasibly be avoided shall be subject to archaeological data collection in areas to be impacted by grading and development of the 14th hole. Data collection activities shall be conducted such that preservation of the site is accomplished through appropriate collection methodologies and formal curation of the cultural deposit so that the site may be reconstructed in a laboratory setting. The data collection should consist of twenty controlled, 1X2 meter excavation units within the impact area. A qualified archaeologist and Native American observer from the Pechanga Native American Community shall be present during all surface disturbance associated with grading and/or development activities within 200 feet of the site area.	o Project Archaeologist o Native American Observer o Project Engineer o Grading Contractor	o City Planning Director	o Prior to the issuance of grading permits and grading permit implementation
HP-1e:	For all mitigation activities associated with sites CA-RIV- 1139, CA-RIV-1139a, CA-RIV-1283 and CA-RIV-2815, a research design document prepared by a qualified archaeological consultant shall be required prior to excavating. This research design shall be prepared In accordance with CEQA and shall outline: 1) the requirements for preservation	o Project Archaeologist o Native American Observer o Project Engineer o Grading Contractor	o City Planning Director	o Prior to issuance of grading permits

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	or mitigation of all significant resources; 2) a plan for addressing the potential for human remains recovered during mitigation procedures; 3) negotiations for a curation agreement with an appropriate local facility for the repository of all cultural materials such that they may be accessed by future researchers; and 4) outline the significant research questions to addressed through excavation activities at the site(s), as well as through archival and ethnographic research. The research design will be submitted for a voluntary peer review solicited of an archaeologist registered with the County of Riverside. The project proponent shall be required to pay all cultural resource recovery costs. There shall be consultation with the Pechanga Band prior to further archaeological work regarding the significance of these Native American sites and the methods that will be employed. The Cole Canyon village complex shall be preserved and protected as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed and by locating and curating the artifacts already collected from the village site at an appropriate regional facility or a museum within the City. Repatriation of sacred or religious items and human remains to the Pechanga Band shall be initiated when the collections are located and after archaeological research is completed per the Native American Graves Protection and Repatriation Act.	PROJECT DEVELOPER AND:		
HP-2a	Archaeological monitoring shall occur for any earth moving activity with 200 feet of CA-RIV-1139, -1139a, -1279, -1283, -2808, -2809, -2810, -2811, -2812, -2813, -2814 and -2815. The monitoring program shall be conducted by a qualified archaeologist and a Native American observer, who shall be present during all surface disturbance activity. In the event that cultural resources are discovered during these activities, the project archaeologist shall have the power to halt or redirect excavation equipment in order to evaluate the cultural deposit. All potential cultural findings shall be evaluated in accordance with standard practice and applicable regulations. Work shall be halted until such time as the archaeologist has evaluated the find and made recommendations for further mitigation of the resource, if any. Upon completion of the monitoring program, a final report shall be prepared documenting the results of the monitoring.	o Project Archaeologist o Native American Observer o Grading Contractor	o City Planning Director	o Grading permit implementation

	Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
HP-2b	A pregrading conference shall be held with the project archaeologist and the project proponent's contractors, to clarify monitoring specifications.	o Project Archaeologist o Project Engineer o Grading Contractor	o City Planning Director	o Prior to the implementation of grading permits
HP-2c	The project site shall be monitored by a qualified archaeologist and Native American observer on a quarterly basis until the project site is fully developed. A quarterly report, to be prepared with property owner funding, on the condition of the cultural resource sites, the protective measures that are in place and any remedial measures necessary, shall be prepared and submitted to the City Planning Department. The monitoring provision shall be indicated on all property title documents with full disclosure of the cultural resources located on the property and the owner's responsibility in preserving the cultural resources on the project site.	o Project Archaeologist o Native American Observer	o City Planning Director	o Project approval through build-out
HP-3a	To the extent feasible, the local Native American community, represented by the Pechanga Reservation of Luiseno Indians, shall have reasonable access to the site areas that are recognized as important to their community, such as the area identified as containing burial, or sacred, ceremonial areas. The people of Pechanga shall be given reasonable access to all information pertaining to the sites, and shall be consulted regarding all future developments within Cole Canyon and shall be asked to participate as monitors during any archaeological excavations or monitoring programs conducted at the sites.	o Project Engineer o Grading Contractor o Project Archaeologist	o City Planning Director	o Project construction and operation

	Mitigation Measure	Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
HP-3b	The village complex of 'Avaa'ax is listed in the Murrieta General Plan as an important historical resource within the City; City policy regarding significant cultural resources includes measures that should apply in mitigating the sites in Cole Canyon. The following mitigation is consistent with the policy direction in the Conservation and Open Space Element of the Murrieta General Plan. The project archaeologist, in coordination with the project proponent and the City of Murrieta, shall pursue the nomination of the Cole Canyon Village complex to the California Register of Historic Resources and/or the National Register of Historic Places as part of the final mitigation program for cultural resources. Preserve and protect the Cole Canyon Village complex as an important historic resource within the City of Murrieta, by avoiding any further disruption of the sites through project design measures and/or security measures as needed, and by locating and curating the artifacts collected at an appropriate regional facility or a museum within the City. Repatriation of sacred or religious items and human remains to the Pechanga Band shall be initiated when the collections are located and after archaeological research is completed per the Native American Graves Protection and Repatriation Act.	o Project Engineer o Project Archaeologist o Native American Observer o City Planning	o City Planning Director	o Project construction and operation
Hp-4a	In the event that cultural materials are discovered during any earth moving or disturbance activities, the project proponent's contractors shall cease or redirect all earth removal or disturbance activities immediately and notify the project archaeologist and the City Planning Department. This halt work condition shall be in effect until such time as the archaeologist has evaluated the find and made recommendations to the project proponent regarding further mitigation of the deposit, if any.	o Project Archaeologist o Grading Contractor o Native American Observer	o City Planning Director	o Grading permit implementation

Mitigation Measure			Implementation Entity	Responsible Monitoring Party	Mitigation Timing
			PROJECT DEVELOPER AND:		
Hp-4b		In the event of discovery of human remains during construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie human remains until the City Planning Department and the Riverside County Coroner have been contacted and: (1) the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required, and (2) if the remains are of Native American origin, (a) the Native American Heritage Commission is contacted within 24 hours of the discovery, and (b) the most-likely descendants from the deceased Native Americans have made a recommendation to the landowner, or the project proponent, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided for in Public Resources Code Section 5097.98. (3) during grubbing, clearing and grading at the site there shall be tribal monitors in place to insure that ancestral remains are protected and dealt with in a dignified manner if any are uncovered.	o Project Archaeologist o Grading Contractor o Native American Observer o County Coroner o Native American Heritage Commission	o City Planning Director	o Grading permit implementation
Traffic and Circulation					
TC-1	a.	Project roadways shall be aligned and sized as illustrated on Exhibit II-49.	o Project Engineer	o City Traffic Engineer	o Prior to submittal of site plans and subdivisions
	b.	Construct Clinton Keith Road adjacent to the project site to its ultimate half-width section as an arterial highway with a right-of-way of 100 feet in conjunction with on-site development.	o Project Engineer o Construction Contractor	o City Traffic Engineer	o Throughout project construction
	c.	Construct Calle Del Oso Oro within the project site to its ultimate full cross-section as a secondary highway with an 88 foot right-of-way in conjunction with on-site development. If adjacent development does not concurrently complete Calle Del Oso Oro to Washington Avenue, a 34 foot minimum width paved section shall be constructed.	o Project Engineer o Construction Contractor	o City Traffic Engineer	o Throughout project construction

Mitigation Measure			Implementation Entity	Responsible Monitoring Party	Mitigation Timing
			PROJECT DEVELOPER AND: o Project Engineer o Construction Contractor	o City Traffic Engineer	o Throughout construction
f.	Traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project and other development.				
	g.	Sight distance at each intersection shall be reviewed with respect to standard CalTrans/County of Riverside/City of Murrieta sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	o City Traffic Engineer	o City Traffic Engineer	o Prior to submittal of street improvement/landscaping/ grading plans
TC-2	a.	Prior to tract map approval, the project proponent shall include its fair share of mitigation of the project's 2005 traffic impacts as identified by the City traffic model run. The year 2005 traffic run will be required to coordinate the project's traffic impacts with cumulative impacts within the City which will be run for that year for consistency relative to level of impacts. A fee program shall be established within the study area to provide for the improvement of key roadway links and interchange facilities. This shall be accomplished by the City. It is anticipated that lane improvements to the following intersections would be necessary as follows: • I-15 northbound ramps at Clinton Keith Road: Add eastbound left turn lane. • I-15 southbound ramps at Clinton Keith Road: Add southbound right turn lane, add eastbound right turn lane, add westbound left turn lane. • Washington Avenue at Clinton Keith Road: add northbound left turn lane, add southbound left turn lane, add eastbound left turn lane, add eastbound through lane, add westbound left turn lane, add westbound through lane. • Grand Avenue at Clinton Keith Road: add eastbound left turn lane, add west bound left turn lane. • Calle Del Oso Oro at Clinton Keith Road: add westbound left turn lane.	o City of Murrieta	o City Traffic Engineer	o Prior to approval of tract maps

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
		PROJECT DEVELOPER AND:		
b.	Participate in the phased construction of off-site traffic signals through payment of established fees. The traffic signals required within the study area at build out should specifically include an interconnect of the signals to function in a coordinated, timed system. It is expected that traffic signals will be required at the following intersections: • I-15 northbound and southbound ramps from Clinton Keith Road. • Washington Avenue and Clinton Keith Road • Grand Avenue at Clinton Keith Road • Club View Drive at Clinton Keith Road • Calle Del Oso Oro at Clinton Keith Road	o City of Murrieta o City Traffic Engineer	o City Traffic Engineer o City Planning Director	o Project construction and operation
c.	Development monitoring shall be enforced throughout the study area by the City of Murrieta as follows: Traffic impact study reports shall be provided with submittal of each tentative tract map or plot plan as required by the City of Murrieta. In addition, the Riverside County Congestion Management Plan (Camp) requires preparation of a Traffic Impact Analysis (TIA) for development proposals which meet the Camp threshold of 200 peak hour trips on the Camp system of highways as determined by local agency staff. The required format for each traffic-impact study report will be determined by the City of Murrieta. The City shall determine whether the subsequent tract map or site plan requires Camp analysis and shall apply the appropriate Camp format for the TIA. The format of the TIA shall be prepared to address both Camp guidelines and City concerns as outlined in a preliminary meeting with all affected agencies in accordance with Camp TIA guidelines.	o City Traffic Engineer	o City Traffic Engineer	o Project construction and operation

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	If an impacted intersection is estimated to exceed City service level standards as provided by the General Plan, then appropriate link and intersection improvements shall be required to be presented for City staff review . A deficiency plan shall also be prepared for any Camp covered facilities operating at a deficient level of service as delineated in the Camp. All Camp facilities shall operate at a Level of Service of "E". The improvements needed to maintain the City General Plan service level standards shall be in place prior to occupancy of the relevant development phase. Improvements which are included in an adopted fee program will be provided by a fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvement directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation.	PROJECT DEVELOPER AND:		
Public Facilities and Services				
PF-1	On- and off-site water facilities shall be installed and funded consistent with the existing Owners Participation Agreement (OPA), Assessment District Number 2 and the project proponent. Development of the proposed project will require the installation of the water system as described in the preceding section. Development of this system shall be the responsibility of the project proponent and shall adhere to the respective purveyor's standards, requirements as well as City General Plan policies and fees (potentially including annexation and hook-up fees). With direction from the City of Murrieta the project proponent shall, as necessary, coordinate activities with other development projects in the vicinity to establish funding sources for regional facilities and to develop a functional and	o Project Engineer o Other Developers within OPA and AD 2 o RCWD o City of Murrieta	o City Traffic Engineer o City Planning Director	o Prior to issuance of building permits

Mitigation Measure		Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	economically viable water delivery and storage system.	PROJECT DEVELOPER AND:		
PF-2	The following landscape/water conservation techniques shall be employed: a. Landscape with low water-using plants (now required under AB 325). b. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, required warm season grasses. c. Group plants of similar water use to reduce over-irrigation of low-water-using plants. d. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance. e. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction. f. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their preservation saves water needed to establish replacement vegetation. g. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency. h. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge. I. Grade slopes so that runoff of surface water is minimized.	o Project Engineer o Landscape Architect	o City Engineer	o Prior to submittal of building permit applications

Mitigation Measure			Implementation Entity	Responsible Monitoring Party	Mitigation Timing
	j.	Use reclaimed waste water, stored rainwater, or grey water for irrigation of the golf course.			
	k.	Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.			
	l.	Preserve Cole Creek and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.			
	m.	To aid in ground water recharge, preserve flood plains such as Cole Creek and aquifer recharge areas as open space.			
PF-3	a.	On- and off-site sewer collection facilities shall be installed and funded in accordance with the OPA and the requirements of RCWD. The Copper Canyon project through this process, will be required to participate in funding its fair share of sewer facilities as a condition of approval of the Specific Plan. The project will require the development of a sewage collection system subject to the approval of the service purveying entities as described in the previous section. The development of this system shall adhere to the respective purveyor's standards, requirements as well as General Plan standards and fees (potentially including annexation and hook-up fees). With direction from the City of Murrieta the project proponent, as necessary, shall coordinate activities with other development projects in the vicinity to establish funding sources for regional facilities and to develop a functional sewer collection system for the vicinity.	o o	Project Engineer Other developers within OPA and AD 2	o City Engineer	o Prior to submittal of building permit applications
PF-4		The conservation measures identified under the discussion on water shall be incorporated into the design of the project to reduce effluent flow.	o	Project Engineer	o City Engineer	o Prior to submittal of building permit applications

Mitigation Measure			Implementation Entity	Responsible Monitoring Party	Mitigation Timing
PF-5		Proper facilities for the disposal of sludge and necessary treatment facility expansion and NPDES permit revisions through the Regional Water Quality Control Board shall be ensured through water and sewer hook-up fees.	o RCWD	o City Engineer	o Upon issuance of building permits
PF-6		The project has contributed to the funding of the Bear Creek Fire Station, which has already been built, under the previously approved Joaquin Ranch Specific Plan. Fire mitigation fees in the amount of $400 per dwelling unit or adopted fees at the time a subdivision is approved will be offset against the funds already collected and used.	o Project Developer	o City Engineer o City Manager	o Upon issuance of building permits
PF-7	a.	The circulation system and boundary access points within the proposed project have been designed to provide access for all fire fighting apparatus and personnel to all planning areas.	o Project Developer o Project Engineer o Murrieta Fire Protection District	o City Planning Director	o Subdivision review
	b.	Fuel modification buffers, which are landscaping treatments to reduce the spread of fire, shall be implemented as designed for the specific plan, subject to final City and MFPD review.	o Project Developer o Project Landscape Architect	o City Planning Director	o Subdivision review
	c.	Commitment letters from the County Fire Department and/or Murrieta Fire Protection District and the water purveyor shall be provided and shall address their ability to provide needed water storage, distribution and fire flow for the project site.	o Project Developer o City/County Fire Departments	o City Planning Director	o Prior to issuance of building permits
	d.	All structures constructed within this development shall conform to City of Murrieta Codes and Ordinances and General Plan policies.	o Project Architect	o City Planning Director	o Prior to submittal of building permit applications
	e.	Fire Sprinklers shall be included in units immediately adjacent to open space areas and/or as required by the Murrieta Fire Protection District.	o Project Architect	o City Planning Director	o Prior to submittal of building permit applications
	f.	The design of the dwelling units shall incorporate smoke alarms, fire resistant materials, etc., as required.	o Project Architect	o City Planning Director	o Prior to submittal of building permit applications

Mitigation Measure			Implementation Entity	Responsible Monitoring Party	Mitigation Timing
PF-8	a.	Fencing treatments shall be placed along the property boundary to secure access along the property perimeter.	o Project Landscape Architect	o City Planning Director	o Subdivision review
	b.	A neighborhood watch program shall be enacted through the property owners association or similar group throughout the specific plan area to further discourage illegal activities.	o Property Owner's Association or Community Group	o City Planning Director	o Project construction and occupancy
	c.	The Murrieta Police Department shall routinely review commercial and residential development plans in order to ensure the inclusion of proper security design measures.	o City Police Department	o City Planning Director	o Subdivision/site plan review
PF-9		The project proponent shall dedicate and develop up to 1.28 acres of active park area within the project site or pay prevailing park fees. Proof of compliance with City standards shall be submitted concurrently with the first subdivision map.	o Project Developer	o City Planning Director	o Upon submittal of first subdivision map
PF-10		The project proponent shall pay school impact fees consistent with the provisions of the existing agreement. A 12.7 acre elementary school site has been provided within the project site. The school is scheduled for construction during the first phase of development and will be funded by the Murrieta Unified High School District through per unit fees paid by the project and/or other methods as identified in the above mentioned agreement.	o Project Developer	o City Planning Director	o Prior to the issuance of building permits
PF-11		The City of Murrieta is currently working on an Integrated Waste Management Plan and regulations derived therefrom will be applicable to the project. The cost of the disposal of the solid waste will rest on the private property owners and not on the County of Riverside or City of Murrieta. The solid waste haulers that have been contracted to serve Murrieta will provide their customers with recycling bins such as: green waste (lawn clippings, shrubbery clippings etc..), newspapers, miscellaneous recyclable materials (glass, plastic and aluminum) and will also dispose of motor oil. If any significant land filling activity is discovered as a result of this project, the Local Enforcement Agency (County Health Dept.-Solid Waste) shall be notified prior to burial or removal. Construction waste shall be converted with grinders either on-site or at a wood waste recycling facility.	o City of Murrieta o Project Developer o Project Residents o City Waste Hauling Company o Construction Contractor o Golf Course Operator	o City Planning Director o County	o Project construction through operation

	Mitigation Measure		Implementation Entity		Responsible Monitoring Party		Mitigation Timing
	Wastes produced by the golf course shall be composted on-site or hauled to an approved composting facility.						
PF-12	The City of Murrieta currently does not have a set mitigation fee for libraries. However, the City of Murrieta is presently collect RSA fees (County set) for libraries. The County set fees indicate that the developer shall contribute to the library preservation and expansion program through the payment of the Library Impact Mitigation Fee required through County Conditions of Approval. Prior to issuance of building permits the project proponent shall contribute to the Riverside County Library preservation and expansion program through payment of a one-time Library Impact Mitigation fee of $100 per dwelling unit. The project will generate approximately $ 106,700 to offset impacts to the public library system.	o o	Project Developer City of Murrieta	o	City Planning Director	o	Project construction and operation
PF-13	Building permits for any structure for human occupancy to be located within Zone 1 or 2 of the Bear Creek Airport Influence Area shall not be granted until such time that the airport is no longer in operation or such time as the Airport Land Use Commission or the City of Murrieta Planning Department deems that the zones no longer apply. The operation of the golf course within the areas of influence shall be allowed while the airport is in operation. Also, other necessary actions, including, but not limited to, tentative and final parcel map and tract map approval, plot plan approval and grading plan approval and implementation shall not be encumbered within the zones of influence while the airport is still in operation.	o o	Project Developer Project Engineer	o	City Planning Director	o	Prior to issuance of building permits from areas with zone I or II

VI. CERTIFICATION AND LIST OF PREPARERS

VI. CERTIFICATION AND LIST OF PREPARERS

A. Certification

I hereby affirm that to the best of my knowledge, based on available information provided to me through specialist's technical reports, public documents and original research, analysis and assessments, the statements and information contained within this report are true and correct to the degree of accuracy necessary for public disclosure purposes in accordance with Public Resources Code Section 21003, 21061 and 21100.

_____

Ernest A. Egger, AICP
State of California
Registered Environmental Assessor No. 03732

_____

Date

B. List of Preparers

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Mr. Jack Easton, President

Preliminary Geotechnical Investigation:

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Mr. David A. Murphy, CEG
Mr. John A Hanson, CEG

Cultural Resources Assessment and Paleontological Assessment:

Dr. Christopher E. Drover, Consulting Archaeologist
Heritage Resource Consultants

Acoustical Analysis and Traffic Study:

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Mr. Robert Kahn, P.E.

APPENDIX A - NOP COMMENTS RECEIVED AFTER NOP DEADLINE

APPENDIX A

NOP Comments Received after NOP Deadline

Riverside County
Waste Resources Management District

Robert A. Nelson, Chief Executive Officer

August 16, 1995

Mr. Bud Gray, Consultant Planner
City of Murrieta
Planning Department
26442 Beckman Court
Murrieta, CA 92562

RE: Notice of Preparation of a Draft Environmental Impact Report for the Copper Canyon Specific Plan in the City of Murrieta

Dear Mr. Gray:

The Riverside County Waste Resources Management District (RCWRMD) has reviewed the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the Copper Canyon Specific Plan which is located in the City of Murrieta. This project will have the potential to generate a large amount of refuse, thereby reducing the remaining capacity and shortening the remaining operational life of the El Sobrante Landfill which serves the project. The RCWRMD has the following comments regarding the NOP:

1. The Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to divert 25 percent of solid waste from landfilling by the year 1995 and 50 percent of solid waste from landfilling by the year 2000. While Riverside County is in the process of completing the Countywide Integrated Waste Management Plan (CIWMP), the Source Reduction Recycling Elements of the CIWMP for Riverside County and the majority of its cities have been completed, which outline the recycling and diversion programs that the jurisdictions will implement to meet the mandates of AB 939. The DEIR needs to analyze the project's consistency with these recycling efforts by providing estimates of the amount of waste that will be generated by each of the proposed land uses (i.e., residential, commercial, industrial), assess the impact that disposal of this waste could have on the El Sobrante Landfill, and identify measures that could be taken to reduce waste.

2. The California Solid Waste Reuse and Recycling Act of 1991 requires that adequate areas for collecting and loading recyclable materials be provided in commercial projects, multi-family residential projects with five or more units, and detached, single family residential projects where solid waste is collected and loaded in a location which serves five or more units. The DEIR should address this Act and its requirements as it applies to this project.

1995 Market Street • Riverside, CA 92501-1719 • (909) 275-1370 • Fax (909) 275-1374 • Fax (909) 275-1334

3. The DEIR should discuss what will be done with the green waste generated by the maintenance of the proposed golf course and other landscaped areas of the project. The project proponent should investigate either the feasibility of onsite composting of green waste or the alternative of separating green waste from other waste types generated by the project and sending it to a composting facility in the area for recycling.

4. County landfills do not accept hazardous materials. The DEIR should assess how much household and commercial hazardous waste will be generated by the project (i.e., use of insecticides, fungicides, etc. on golf course) and how it will be disposed.

5. The DEIR should assess the amount of construction waste that will be generated by the project and how it will be disposed. The project proponent should consider programs that are available for the recycling of construction waste, such as onsite grinders and wood waste recycling facilities.

6. The DEIR also needs to address the potential impacts associated with the collection and transportation of the solid waste from the project such as disposal truck traffic and associated air quality impacts.

Thank you for the opportunity to comment on the NOP for the Copper Canyon project. When the DEIR becomes available, we would appreciate the opportunity to review that document. If you have any questions, please feel free to contact me at (909) 275-1319

Sincerely,

John W. Lampe

John W. Lampe
Planner III

JWL/jwl

cc. File

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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

DEPARTMENT OF FISH AND GAME
330 Golden Shore, Suite 50
Long Beach, CA 90802
(310) 590-5113

September 5, 1995

CITY OF MURRIETA
SEP 15 1995
RECEIVED
PLANNING DEPT.

Ms. Kristen Derscheid
City of Murrietta
26442 Beckman Court
Murrietta, CA 92562-8850

Dear Ms. Derscheid:

Notice of Preparation of Draft Environmental Impact Report
Copper Canyon
SCH #95072128, Riverside County

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

   a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

   b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

   c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, §15380).

d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

a. CEQA Guidelines, §15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.

c. A cumulative effects analysis should be developed as described under CEQA Guidelines, §15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

d. The document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under §2800-2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the County ensure that the development of this and other proposed projects does not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation

Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system. These issues must be addressed in an Environmental Impact Report per CEQA Guidelines, §15065 and §15380.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

   a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.

   b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

   c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. If the project has the potential to adversely affect species of plants or animals listed under the California Endangered Species Act (CESA), either during construction or over the life of the project, a CESA-Memorandum of Understanding (CESA-MOU) must be obtained under §2081 of the Fish and Game Code. CESA-MOU's are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA-MOU.

a. Biological mitigation proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA-MOU.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.

a. The Department has direct authority under Fish and Game Code §1600 et. seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. Departmental jurisdiction under §1600 et. seq. applies to all lands within the 100-year floodplain. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our regional office at (310) 590-5137.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Kevin Brennan, Associate Wildlife Biologist, at (909) 659-2641.

Sincerely,

Lilia I. Martinez
for Patricia Wolf
Acting Regional Manager
Region 5

Attachments

cc: Mr. Terry Foreman
Department of Fish and Game
San Diego, California

Mr. Mike Giusti
Department of Fish and Game
Chino, California

Mr. Kevin-Barry Brennan
Department of Fish and Game
Idyllwild, California

Ms. Dee Sudduth
Department of Fish and Game
Jamul, California

Mr. Marty Muschinske
Department of Fish and Game
San Diego, California

Mr. Jim Dice
Department of Fish and Game
Borrego Springs, California

Mr. Jeff Neuman
U.S. Fish and Wildlife Service
Carlsbad, California

Mr. Eric Stien
U.S. Army Corps of Engineers
Los Angeles, California

State Clearinghouse
Sacramento, California

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

   A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:

   a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;

   b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking; or

   c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.

3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):

   a. Experience as a botanical field investigator with experience in field sampling design and field methods;

   b. Taxonomic experience and a knowledge of plant ecology;

   c. Familiarity with the plants of the area, including rare species; and

   d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.

4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:

   a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of phenological development that are necessary to identify the plant species of concern.

b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.

c. Conducted in a manner that is consistent with conservation ethics. Collections of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.

e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, and should contain the following information:

a. Project description, including a detailed map of the project location and study area.

b. A written description of biological setting referencing the community nomenclature used and a vegetation map.

c. Detailed description of survey methodology.

d. Dates of field surveys.

e. Results of survey (including detailed maps).

f. An assessment of potential impacts.

g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.

h. Recommended mitigation measures to reduce or avoid impacts.

i. List of all species identified.

j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.

k. Name of field investigator(s).

l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California*

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1.- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining

S2.- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining

S3.- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name	
S1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Valley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane Alkali Marsh
	Desert Mountain White Fir Forest	

Sensitivity Rankings (Cont.)

Community Name

S1.2
- Southern Foredunes
- Mono Pumice Flat
- Southern Interior Basalt Fl. Vernal Pool

S2.1
- Venturan Coastal Sage Scrub
- Diegan Coastal Sage Scrub
- Riversidean Upland Coastal Sage Scrub
- Riversidean Desert Sage Scrub
- Sagebrush Steppe
- Desert Sink Scrub
- Mafic Southern Mixed Chaparrel
- San Diego Mesa Hardpan Vernal P.
- San Diego Mesa Claypan Vernal P.
- Alkali Meadow
- Southern Coastal Salt Marsh
- Coastal Brackish Marsh
- Transmontane Alkali Marsh
- Coastal and Valley Freshwater Marsh
- S. Arroya Willow Riparian Forest
- Southern Willow Scrub
- Modoc-G.Bas. Cottonwood Willow Rip.
- Modoc-Great Basin Riparian Scrub
- Mojave Desert Wash Scrub
- Engelmann Oak Woodland
- Open Engelmann Oak Woodland
- Closed Engelmann Oak Woodland
- Island Oak Woodland
- California Walnut Woodland
- Island Ironwood Forest
- Island Cherry Forest
- S. Interior Cypress Forest
- Bigcone Spruce-Canyon Oak Forest

S2.2
- Active Coastal Dunes
- Active Desert Dunes
- Stab. and Part. Stab. Desert Dunes
- Stab. and Part. Stab. Desert Sandfield
- Mojave Mixed Steppe
- Transmontane Freshwater Marsh
- Coulter Pine Forest
- S. California Fellfield
- White Mountains Fellfield

S2.3
- Bristlecone Pine Forest
- Limber Pine Forest

ELEMENT RANKING

****

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES LEVEL

G1 = Less than 5 viable EOs OR less than 1000 individuals OR less than 2000 acres.
G2 = 5-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres.
G3 = 21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
G5 = Population demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies.

For example: *Chorizanthe rebusta* var. *hartwegii*.
This plant is ranked G2T1. The G-rank refers to the whole species range of *Chorizanthe rebusta*. The T-rank refers only to the global condition of var. *hartwegii*.

****

STATE RANKING

The *state rank* is assigned much the same way as the global rank, except state ranks in California often also contain a threat number attached to the S-rank.

Less than 5 EOs OR less than 1000 individuals OR less than 2000 acres
= S1: S1.1 = very threatened
S1.2 = threatened
S1.3 = no current threats known
5-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres
= S2:
S2.1 = very threatened
S2.2 = threatened
S2.3 = no current threats known
21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres
= S3: S3.1 = very threatened
S3.2 = threatened
S3.3 = no current threats known

S4 *Apparently secure within California*; this rank is clearly lower than S3 but factors exist to cause some concern; there is some threat, or somewhat narrow habitat. NO THREAT NUMBER.

S5 Demonstrably secure to ineradicable in California. NO THREAT NUMBER.

****

Notes:

Uncertainty about the rank of an element is expressed in two major ways:

By expressing the rank as a range of values: i.e. S2S3 means the rank is something between S2 and S3.

By adding a "?" to the rank:
i.e. S2? This represents more certainty than S2S3.

Other symbols:

SH All sites are historical; the element has not been seen for at least 20 years but suitable habitat still exists (SH = All California sites are historical).
SX All sites are extirpated; this element is extinct in the wild (SX = All California sites are extirpated).
SXC Extinct in the wild; exists in cultivation.
S1Q The element is very rare, but there is a taxonomic question associated with it.

NDDB rare communities R-5 Feb. 1992
page 1

Top Priority Rare Natural Communities From Region Five

Code Number	Location[1]	Few Records	Name
S1.1 Rank:			
21330	Cis		Southern Dune Scrub
31200	Cis		Southern Coastal Bluff Scrub
32400	Cis		Maritime Succulent Scrub
32720	Cis		Riversidean Alluvial Fan Sage Scrub
37C30	Cis	Y	Southern Maritime Chaparral
42110	Cis		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cis		Pebble Plains
51177	Cis	Y	Southern Sedge Bog
52310	Cis		Cismontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Allthorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cis		Southern California Walnut Forest
81820	Cis	Y	Mainland Cherry Forest
83122	Cis	Y	Southern Bishop Pine Forest
83140	Cis		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest
S 1.2 Rank:			
21230	Cis		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cis		Southern Interior Basalt Fl. Vernal Pool
S2.1 Rank:			
32300	Cis	Y	Venturan Coastal Sage Scrub
32500	Cis		Diegan Coastal Sage Scrub
32710	Cis	Y	Riversidian Upland Coastal Sage Scr.
32730	Cis	Y	Riversidean Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
36120	Des	Y	Desert Sink Scrub
37122	Cis	Y	Mafic Southern Mixed Chaparral
44321	Cis		San Diego Mesa Hardpan Vernal P.
44322	Cis		San Diego Mesa Claypan Vernal P.
45310	Des		Alkali Meadow
52120	Cis		Southern Coastal Salt Marsh
52320	Cis		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

[1] coded as either cis (for cismontane) or des (for desert)

NDDB rare communities R-5 Feb. 1992
page 2

Code Number	Location[1]	Few Records	Name
52410	Cis		Coastal and Valley Freshwater Marsh
61320	Cis		S. Arroyo Willow Riparian Forest
63320	Cis		Southern Willow Scrub
61810	Des		Modoc-G Bas Cottonwood Willow Rip.
63600	Des	Y	Modoc-Great Basin Riparian Scrub
63700	Des	Y	Mojave Desert Wash Scrub
71160	Cis	Y	Engelmann Oak Woodland
71161	Cis	Y	Open Engelmann Oak Woodland
71162	Cis	Y	Closed Engelmann Oak Woodland
71190	Cis	Y	Island Oak Woodland
71210	Cis		California Walnut Woodland
61700	Cis	Y	Island Ironwood Forest
61810	Cis		Island Cherry Forest
83230	Cis		S. Interior Cypress Forest
84150	Cis	Y	Bigcone Spruce-Canyon Oak Forest
S2.2 Rank:			
21100	Cis	Y	Active Coastal Dunes
22100	Des		Active Desert Dunes
22200	Des		Stab. and Part. Stab. Desert Dunes
22300	Des	Y	Stab. and Part. Stab. Desert Sandfield
34220	Des	Y	Mojave Mixed Steppe
52420	Des	Y	Transmontane Freshwater Marsh
84140	Cis	Y	Coulter Pine Forest
91130	Cis	Y	S California Fellfield
91140	Des	Y	White Mountains Fellfield
S2.3 Rank:			
86400	Des		Bristlecone Pine Forest
86700	Des	Y	Limber Pine Forest

[1] coded as either cis (for cismontane) or des (for desert)

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CALIFORNIA 92402
TDD (909) 383-5959

August 15, 1995

08-Riv-15-13.6
SCH# 95072128

10-2-95

Mr. Bud Gray
Consultant Planner
Planning Department
City of Murrieta
26442 Beckman Court
Murrieta, CA 92562

RECEIVED
AUG 23 1995
STATE CLEARING HOUSE

Dear Mr. Gray:

Copper Canyon

We have reviewed the above-referenced document and request consideration of the following comments:

- This project should be designed using pedestrian friendly designs to enhance pedestrian movement between the different components. An integrated design that includes walkways between offices, restaurants and shopping will limit the need for vehicular use for errands and lunches. This, in turn, reduces traffic and air quality impacts.

- Given the intense population growth coupled with increasing traffic congestion, traffic demand mitigation programs are a necessary part of the solution to traffic congestion. The City should develop a plan that facilitates and encourages the use of carpooling, vanpooling, public transit, and accommodations for both pedestrians and bicycles as mitigations for the effect of cumulative traffic.

- The ultimate plan for Interstate 15 in the project area is a ten-lane freeway (eight mixed flow and two HOV lanes). The City of Murrieta should develop policies and procedures to preserve the needed right of way for future expansion of this freeway.

- The following should be included in the Draft Environmental Impact Report's Traffic Study:
  - From a worst case scenario: existing and future (year 2015 projection) average daily traffic (ADT) volumes;
  - Trip generation (including peak hour) and traffic distribution; and,
  - Direct impacts to mainline I-15 and the I-15/ Clinton Keith Road interchange.

In order to review this project within the specified time period, please send the Draft Environmental Impact Report directly to the Department of Transportation, in addition to anything sent to the State Clearinghouse. When available, please send the document to:

Mr. Cecil A. Karstensen
Office of Riverside County Regional Planning
California Department of Transportation
P.O. Box 231
San Bernardino, CA 92402

If you have any questions, please contact Cecil Karstensen at (909) 383-5929 or FAX (909) 383-7934.

Sincerely,

Original Signed By Robert O. Harvey

ROBERT G. HARVEY, Chief
Office of Riverside County
Transportation Planning

CK:cl

bcc: Ron Helgeson, Plan Coord Unit, DOTP
cc: Ms. Kristen Derscheid, State Clearinghouse

APPENDIX B - FOCUSED SURVEYS FOR LEAST BELL'S VIREO AND SOUTHWESTERN WILLOW FLYCATCHER

APPENDIX B

Focused Surveys for Least Bell's Vireo and Southwestern Willow Flycatcher

COPPER CANYON COUNTRY CLUB
FOCUSED SURVEYS FOR LEAST BELL'S VIREO AND SOUTHWESTERN WILLOW FLYCATCHER

Prepared for:

Pac-West Group
P.O. Box 1210-360
Bonsall, California 92003
(619) 631-1697

Prepared By:

Tierra Madre Consultants, Inc.
1159 Iowa Ave., Suites E and F
Riverside, California 92507
(909) 684-7081
FAX (909) 784-5647
TMC Job # 94-012.5

CERTIFICATION: We certify that the statements furnished in this report and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information present are true and complete to the best of our knowledge.

TIERRA MADRE CONSULTANTS, INC.

Chet McGaugh

Chet McGaugh
Wildlife Biologist/Ornithologist

22 August 1995

Copper Canyon Country Club
Focused Surveys for Least Bell's Vireo
and Southwestern Willow Flycatcher

22 August 1995

Introduction

The 627 acre Copper Canyon Country Club project site is located near Murrieta in southwestern Riverside County (Township 7 South, Range 3 West, Sections 1, 2, 11, 12, 13, and 14; and Township 7 South, Range 4 West, Section 18; U.S.G.S. 7.5' Murrieta and Wildomar quads) (Map 1).

Cole Creek runs north from the Santa Rosa Plateau through Cole Canyon onto the project site; it then bends easterly and joins Murrieta Creek east of the project site. Habitat along the creek within the project site is dominated by willows (*Salix* spp.) and Fremont Cottonwoods (*Populus fremontii*), with California Sycamores (*Platanus racemosa*) and Coast Live Oaks (*Quercus agrifolia*) also present. Much of the riparian habitat has a dense understory dominated by willows and Mulefat (*Baccharis salicifolia*).

Tierra Madre Consultants, Inc. (TMC) conducted focused surveys for Least Bell's Vireo (*Vireo belli pusillus*) and Southwestern Willow Flycatcher (*Empidonax traillii extimus*) in riparian habitat on the project site. TMC ornithologists detected Least Bell's Vireo during focused surveys on the project site in 1992 and 1994, though there was no evidence of breeding on-site. Detections occurred on 23 July 1992, 11 August 1992, and 12 August 1994 (see Map 2); the birds were determined to be migrants.

Neither Least Bell's Vireo or Southwestern Willow Flycatchers were detected in focused surveys along Cole Creek during the 1991 breeding season.

Background

Least Bell's Vireo (*Vireo bellii pusillus*) is a small, migratory, insectivorous bird which breeds in riparian habitats of Southern California and Baja California (Goldwasser 1981). They nest primarily in dense thickets dominated by willows and with a lush understory of scrubby willows and Mulefat (Franzreb 1987). They are apparently more restricted in their choice of nesting habitat than are other subspecies of Bell's Vireo (RECON 1988). Breeding vireos arrive in California in late March (Garrett and Dunn 1981), and exceptionally as early as 15 March (Salata 1983).

As noted in the Endangered Species Technical Bulletin (Vol. 10, No. 6, p. 3, 1985), "no songbird in California has declined as dramatically in historical times as the Least Bell's Vireo." This vireo was formerly widespread and common throughout the lowlands of central and Southern California (Grinnell and Miller 1944), but it is now restricted to only about thirty locations in Southern California (Goldwasser *et al.* 1980). Much of its decline has been attributed to habitat loss and nest parasitism by Brown-headed Cowbirds (*Molothrus*

ater) (Gaines 1974, Goldwasser 1978). It is listed as Endangered by both the State of California and the United States Fish and Wildlife Service. (Calif. Dept. of Fish and Game 1991, U. S. Fish and Wildlife Service 1991).

The Southwestern Willow Flycatcher (*Empidonax trailii extimus*) was formerly considered a common summer resident in lowland willow thickets (Grinnell and Miller 1944). As with Least Bell's Vireo, this species has suffered significant declines through habitat loss and parasitism by Brown-headed Cowbirds. Southwestern Willow Flycatcher has been nearly extirpated from Southern California (Garrett and Dunn 1981). Recent surveys have revealed small populations along the Santa Margarita and San Luis Rey rivers in San Diego County (Unitt 1987). The Southwestern Willow Flycatcher is listed as Endangered by the California Department of Fish and Game and by the United States Fish and Wildlife Service.

Methodology

The focused surveys consisted of thirteen (13) weekly or bi-weekly visits between 25 May and 15 August 1995. Methods followed the guidelines recommended by the United States Fish and Wildlife Service for Least Bell's Vireo surveys. Southwestern Willow Flycatchers may be surveyed for concurrently, as they occur in the same habitats during the same period.

Each survey was conducted between 0600 and 1130 and lasted about four hours. Weather conditions during the surveys varied from clear to partly cloudy skies, with little or no wind. Weather during all surveys was within acceptable limits as specified by the United States Fish and Wildlife Service guidelines.

The riparian woodland was slowly and systematically walked and all birds detected visually or by vocalizations were recorded in field notes. Least Bell's Vireo and Southwestern Willow Flycatcher both have distinct vocalizations, and are often detected and identified by their songs and calls. Special attention and extra time was spent in areas used by migrant Least Bell's Vireos in 1992 and 1994 (Map 2).

Surveys were performed by Chet McGaugh (7 surveys), Stephen J. Myers (4 surveys), Michael A. Patten (1 survey), and Kent R. Beaman (1 survey).

Results and Discussion

Table 1 is a list of the 87 bird species detected during the surveys of the Cole Creek area of the project site.

Neither Least Bell's Vireo or Southwestern Willow Flycatcher were detected in the 13 focused surveys during the 1995 breeding season. Habitat along Cole Creek within the project site is suitable for nesting by both species, but nesting did not occur in 1991, 1992, 1994, or 1995. Focused surveys were not performed in 1993. Migrant Least Bell's Vireos were detected on the project site in 1992 and 1994 (see Map 2). Southwestern Willow Flycatchers have not been detected on-site during any of the focused surveys, 1991 to the present.

These results are only valid until the next breeding season, which begins in late March 1996. If construction does not take place prior to that period, additional focused surveys will be necessary to ensure compliance with State and Federal regulations.

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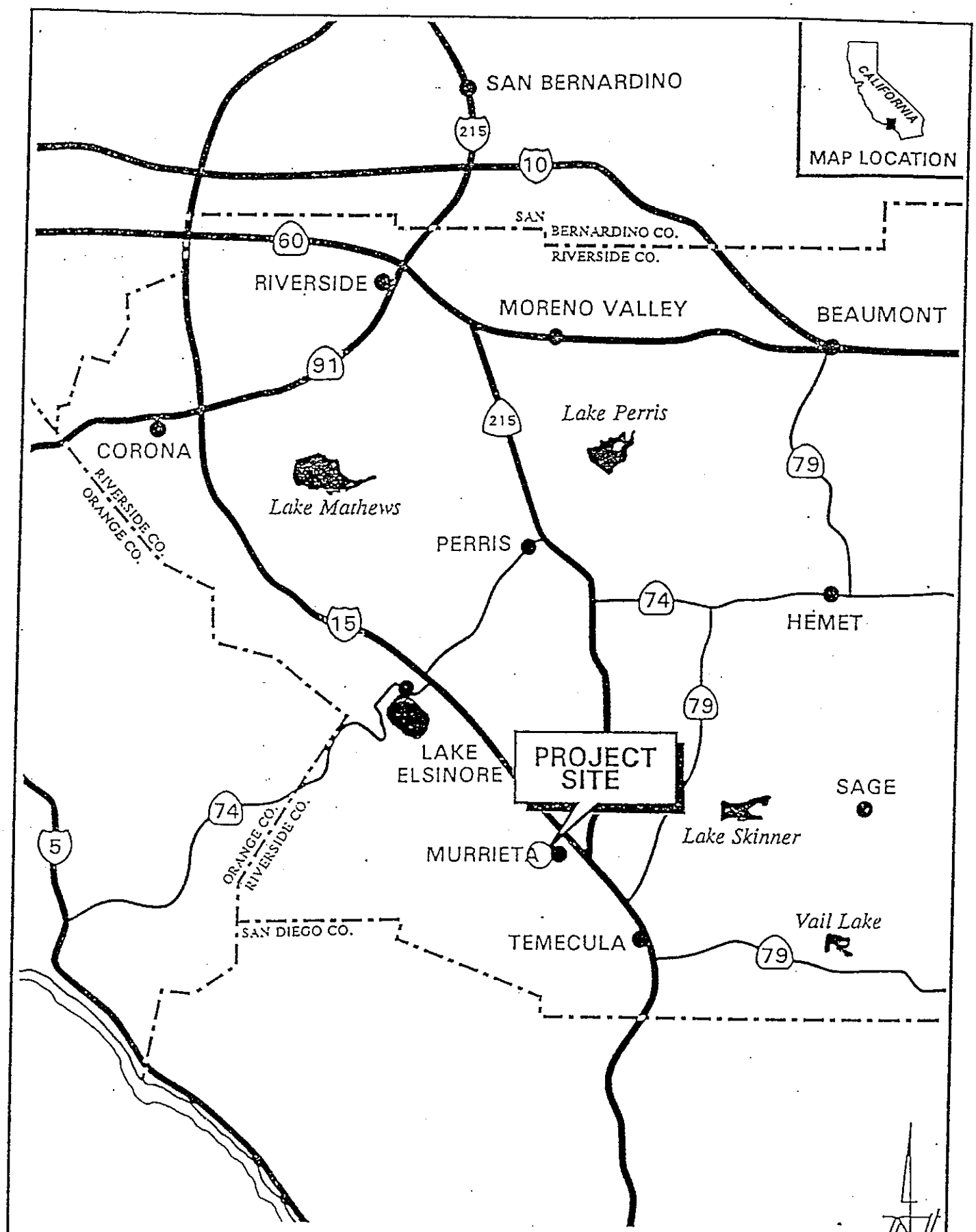


MAP 1. COPPER CANYON COUNTRY CLUB: Vicinity.

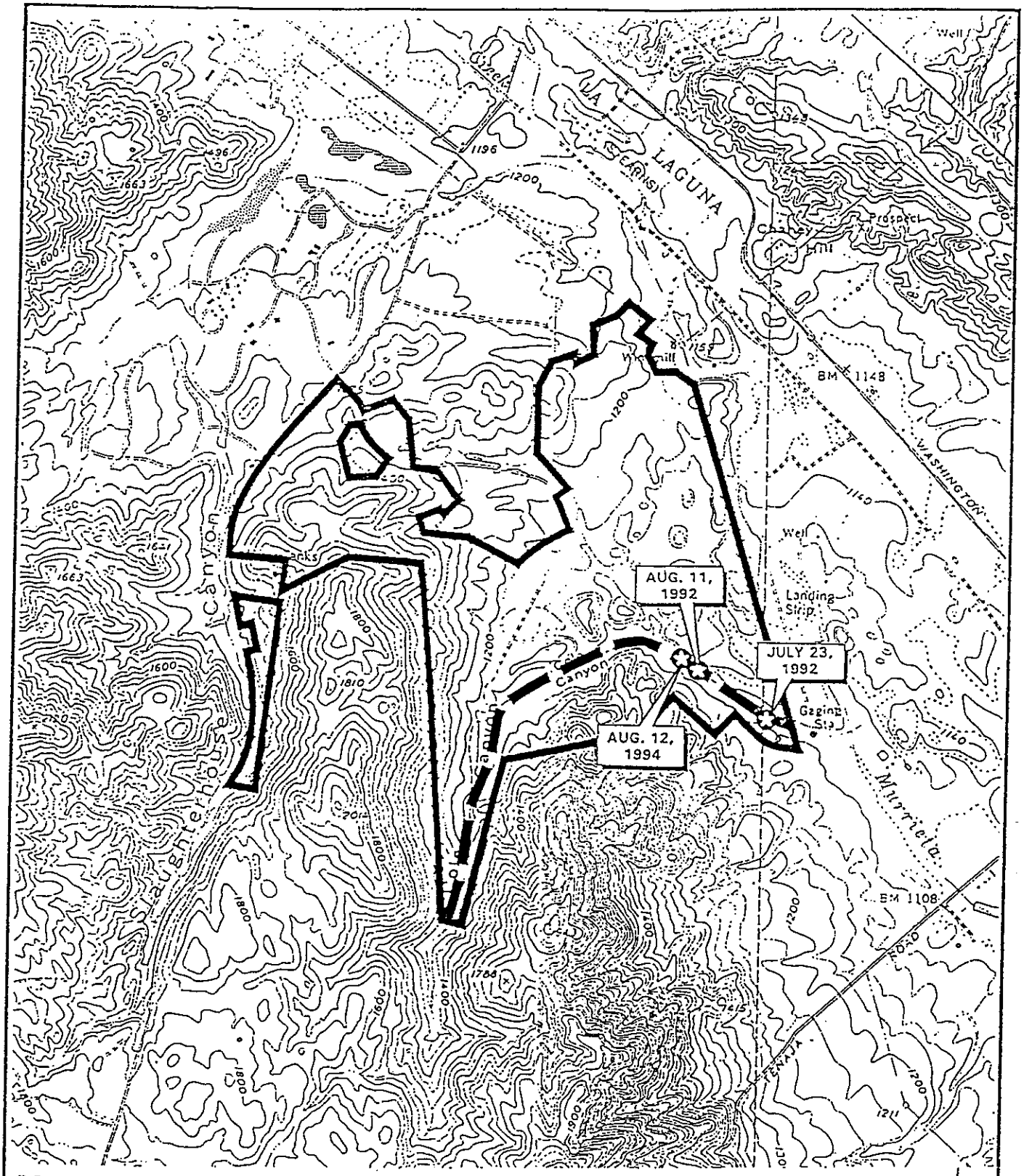
MAP SOURCE: Tierra Madre Consultants, Inc.

0 7 MILES

Tierra Madre Consultants

TMC #94-012

1/20/95:mp



MAP 2. COPPER CANYON COUNTRY CLUB: Least Bell's Vireo Sightings.

Survey Route

Least Bell's Vireo

MAP SOURCE: USGS 7.5' Wildomar and Murrieta Quads.

0 2000 FEET

Tierra Madre Consultants

TMC #94-012.5

8/17/95:mp

TABLE 1. BIRDS OBSERVED DURING COPPER CANYON COUNTRY CLUB FOCUSED SURVEYS.

SPECIES	Visit number (see below): 1	2	3	4	5	6	7	8	9	10	11	12	13
Pied-billed Grebe (*Podilymbus podiceps*)							1						
Great Blue Heron (*Ardea herodias*)				2									
Green Heron (*Butorides virescens*)					1		1		1			2	2
Wood Duck (*Aix sponsa*)				1									
Mallard (*Anas platyrhynchos*)	8	7	1	1	5		5			2	7	7	7
Ruddy Duck (*Oxyura jamaicensis*)	1						3						
Turkey Vulture (*Cathartes aura*)	1		1										
Northern Harrier (*Circus cyaneus*)											1		
White-tailed Kite (*Elanus leucurus*)	4	4	2	4	2	2	3	3	2	2	3	3	3
Cooper's Hawk (*Accipiter cooperii*)		2					1		1	2			
Red-shouldered Hawk (*Buteo lineatus*)	1	1	1	1	1			1	2		1	1	
Red-tailed Hawk (*Buteo jamaicensis*)				1		1							
Golden Eagle (*Aquila chrysaetos*)	1	1				2		1	1				
American Kestrel (*Falco sparverius*)	3	1	2	3	4	2		3	2	3		3	1
California Quail (*Callipepla californica*)	11	11	6	3	5		5	12	4	7	4		3
Mountain Quail (*Oreotyx pictus*)	1	2	2										
American Coot (*Fulica americana*)	1						1	1		1	1	1	1
Killdeer (*Charadrius vociferus*)	10	12	5	1	2	1	4	15	2	17	4	3	6
Black-necked Stilt (*Himantopus mexicanus*)	2	3	2		2	1	3	9	2	7	5	9	8
Greater Yellowlegs (*Tringa melanoleuca*)	1											1	1
Least Sandpiper (*Calidris minutilla*)													1
Long-billed Dowitcher (*Limnodromus scolopaceus*)									2				
Caspian Tern (*Sterna caspia*)					1								
Mourning Dove (*Zenaida macroura*)	5	7	13	8	7	24	18	40	49	29	65	53	55
Rock Dove (*Columba livia*)													
Greater Roadrunner (*Geococcyx californianus*)	1	2	2		1	1		2	1	2	2	1	
White-throated Swift (*Aeronautes saxatalis*)				1									
Black-chinned Hummingbird (*Archilochus alexandri*)	3	4			1			3		1			
Anna's Hummingbird (*Calypte anna*)	8	7	4	5	1	2	2	6	4	6	3	6	5
Costa's Hummingbird (*Calypte costae*)	1		1		2								
Acorn Woodpecker (*Melanerpes formicivorus*)	6	7	4	5	5	2	3	9	5	8	5	6	3
Nuttall's Woodpecker (*Picoides nuttallii*)	8	8	9	8	7	2	5	6	6	7	5	6	5
Northern (Red-shafted) Flicker (*Colaptes auratus*)	2	2	5		6	3	4	3	3	3	2		1

(continued)

TABLE 1. (continued)

	1	2	3	4	5	6	7	8	9	10	11	12	13
Western Wood-Pewee (*Contopus sordidulus*)	4	1											
Pacific-slope (Western) Flycatcher (*E. difficilis*)				1				1					
Ash-throated Flycatcher (*Myiarchus cinerascens*)	6	4	6	3	11	4	5	7	3	11	6	6	
Say's Phoebe (*Sayornis saya*)													
Black Phoebe (*Sayornis nigricans*)	6	4	4	8	5	3	7	6	5	9	6	10	7
Cassin's Kingbird (*Tyrannus vociferus*)		2		1			3	2	2	1		1	
Western Kingbird (*Tyrannus verticalis*)	2	2	3		6	2	11	10	10	4	4		1
Horned Lark (*Eremophila alpestris*)			3		1		2		1				
Violet-green Swallow (*Tachycineta thalassina*)		6											
Rough-winged Swallow (*Stelgidopteryx serripennis*)	2	1		10	5	1							
Cliff Swallow (*Hirundo pyrrhonata*)	14	90		30	18		40	9	4	5		10	
Barn Swallow (*Hirudo rustica*)	2												
Scrub Jay (*Aphelocoma coerulescens*)	12	11	7	9	15	7	10	12	18	19	10	15	14
American Crow (*Corvus brachyrhynchos*)	25	22	4	7	16	5	5	18	4	66	77	12	43
Common Raven (*Corvus corax*)	3	1						1		2			
Plain Titmouse (*Parus inornatus*)	10	7	8	7	9	2	8	6	8	10	4	4	6
Bushtit (*Psaltriparus minimus*)	13	16	32	15	12	8	4	37	3	10	2	6	16
White-breasted Nuthatch (*Sitta carolinensis*)	1	2			3			1					
Bewick's Wren (*Thryomanes bewickii*)	7	6	5	4	6	3	3	6	5	9	5	9	7
House Wren (*Troglodytes aedon*)	24	22	15	8	10	4	3	6	1	6	2		2
Marsh Wren (*Cistothorus palustris*)	1							1					
Western Bluebird (*Sialia mexicana*)									2				
Swainson's Thrush (*Catharus ustulatus*)	2												
Wrentit (*Chamaea fasciata*)	14	10	10	1	13	7	10	19	10	12	9	10	11
California Thrasher (*Toxostoma redivivum*)	6	4	2		4		1	2	4	5	3	4	5
Phainopepla (*Phainopepla nitens*)	10	9	9	4	9	5	5	7	3	2			
Loggerhead Shrike (*Lanius ludovicianus*)					1	1	1		1		1	2	1
European Starling (*Sturnus vulgaris*)	21	18	5	10	25	4	3	1				2	2
Hutton's Vireo (*Vireo huttoni*)	3	2	1	1	2	1		1		1			
Warbling Vireo (*Vireo gilvus*)	2												
Orange-crowned Warbler (*Vermivora celata*)			1					1					
Yellow Warbler (*Dendroica petechia*)	3	1											
Townsend's Warbler (*Dendroica townsendi*)	3												

(continued)

TABLE 1. (continued)

	1	2	3	4	5	6	7	8	9	10	11	12	13
MacGillivray's Warbler (*Oporornis tolmiei*)	1												
Common Yellowthroat (*Geothlypis trichas*)	1	2	2	2	2	5	2	2		2	1	2	4
Wilson's Warbler (*Wilsonia pusillia*)	2												
Yellow-breasted Chat (*Icteria virens*)	1	2											
Blk.-headed Grosbeak (*Pheucticus melanocephalus*)	1		2		3		4	5	2	3	3	1	2
Blue Grosbeak (*Guiraca caerulea*)	3	1	2		3	2	5	3	10	10	6	2	4
Lazuli Bunting (*Passerina amoena*)	3	2	5	1	2	4	5	3	1	10		3	2
Rufous-sided Towhee (*Pipilo erythrophthalmus*)	14	12	10	7	18	4	6	9	8	10	8	4	6
California Towhee (*Pipilo crissalis*)	12	14	14	7	11	2	7	13	7	18	7	15	14
Rufous-crowned Sparrow (*Aimophila ruficeps*)	5	3	3		4		1	2	6	7	1	3	3
Lark Sparrow (*Chondestes grammacus*)			1			1		1	1				
Grasshopper Sparrow (*Ammodramus savannarum*)			1		1								
Song Sparrow (*Melospiza melodia*)	7	10	9	8	11	4	3	3		5	3	2	11
Lincoln's Sparrow (*Melospiza lincolnii*)	1												
Red-winged Blackbird (*Agelaius phoeniceus*)		20									1		
Western Meadowlark (*Sturnella neglecta*)	7	5	7	3	2	3	7	2		6	4		
Brown-headed Cowbird (*Molothrus ater*)	7	6	1		4		1	4	6	2			
Bullock's Oriole (*Icterus bullockii*)	10	4	1	4	2	8	2	5	2	6		1	
House Finch (*Carpodacus mexicanus*)	1	2	8	5	6	4	34	45	37	82	26	17	25
Lesser Goldfinch (*Carduelis psaltris*)	17	12	8	15	8	12	5	16	11	28	8	12	4
Lawrence's Goldfinch (*Carduelis lawrencei*)						1						1	

Visit number - date (and observer):

1 = 25 May 1995 (SJM)
2 = 1 June 1995 (SJM)
3 = 9 June 1995 (CM)
4 = 15 June (KRB)
5 = 21 June 1995 (CM)
6 = 27 June 1995 (MAP)
7 = 7 July (CM)
8 = 13 July (SJM)
9 = 24 July 1995 (CM)
10 = 28 July (SJM)
11 = 3 August 1995 (CM)
12 = 9 August 1995 (CM)
13 = 15 August (CM)

Observers:

KRB = Kent R. Beaman CM = Chet McGaugh SJM = Stephen J. Myers MAP = Michael A. Patten

▸*Notice of Determination*

CITY OF MURRIETA
PLANNING DEPARTMENT

Notice of Determination

To: County Clerk and Recorders Office
P O Box 751
Riverside, CA 92501-0751

From: City of Murrieta
26442 Beckman Court
Murrieta, CA 92562-8850

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number: 95072128

Project Title: Copper Canyon Revised Specific Plan

Project Location: City of Murrieta, Riverside County, Clinton Keith Road and Calle De Oso Oro

Project Description: Master Planned Community of 839 homes with the Golf Course Alternative or 916 homes with the Mitigation Bank Alternative, 14 acre commercial, open space, golf course, parks and elementary school site on 579 acres. Site is not on a toxics waste site list.

Lead Agency: City of Murrieta
Contact Person: Bud Gray, Contract Planner **Phone Number:** (909) 698-1040 ext. 239

This is to advise you that the **City Council** for the City of Murrieta has approved the above described project on April 26, 1996 and has made the following determinations regarding this project:

1. The project [X] will have a significant effect on the environment.
2. That [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were made a condition of the approval of the project.
4. A Statement of Overriding Considerations [X] was adopted for this project.
5. Findings [X] were made pursuant to the provisions of CEQA.

COUNTY CLERK
Neg Declaration/Nic Determinatio
Filed per P.R.C. 21152
POSTED
MAY 0 2 1996
Removed:
By: Dep
County of Riverside, State of Californi

This is to certify that the Final Environmental Impact Report with Addendum and comments, responses, and record of project approval is available to the general public at City of Murrieta, 26442 Beckman Court, Murrieta, CA 92562-8850.

COUNTY CLERK
F I L E D
MAY 0 2 1996

Signature	Title	Date
Bud Gray	Contract Planner	April 29, 1996

Date submitted to County Clerk Recorder: April 29, 1996

COUNTY CLERK
County of Riverside, State of California
By C Yeager

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 960082

Lead Agency: CITY OF MURRIETA *Date:* 05/02/1996

County Agency of Filing: RIVERSIDE *Document No:* 960082

Project Title: COPPER CANYON REVISED SPECIFIC PLAN

Project Applicant Name: PACWEST GROUP, INC. *Phone Number:* --

Project Applicant Address: 27740 JEFFERSON AVE., TEMECULA, CA. 92590

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

☒ *Environmental Impact Report*	$ 850.00
☐ *Negative Declaration*	
☐ *Application Fee Water Diversion (State Water Resources Control Board Only)*	
☐ *Projects Subject to Certified Regulatory Programs*	
☒ *County Administration Fee*	$ 78.00
☐ *Project that is exempt from fees (DeMinimis Exemption)*	
☐ *Project that is exempt from fees (Notice of Exemption)*	
Total Received	$ 928.00

Signature and title of person receiving payment: C Seager

▸*Legal Judgements Relating to the Copper Canyon Specific Plan*

TAMAR C. STEIN (#78311)
JOHN A. HENNING, JR. (#159138)
COX, CASTLE & NICHOLSON, LLP
2049 Century Park East, Suite 2800
Los Angeles, California 90067-3284
Telephone: (310) 277-4222

Attorney for Parties-In-Real-Interest,
PACWEST MURRIETA, LTD. and
PACWEST GROUP, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE

UNION FOR A RIVER GREENBELT ENVIRONMENT, a non-profit corporation, Petitioner, v. CITY OF MURRIETA, Respondent. PACWEST MURRIETA, LTD., PACWEST GROUP, INC., and DOES 1 through 100, inclusive, Real-Parties-In-Interest.	CASE NO. 276973 STIPULATION FOR ENTRY OF JUDGMENT

The parties hereto, petitioner UNION FOR A RIVER GREENBELT ENVIRONMENT ("URGE"), respondent CITY OF MURRIETA ("City"), and real-parties-in-interest, PACWEST MURRIETA, LTD., and PACWEST GROUP, INC. (collectively "PACWEST"), HEREBY STIPULATE AS FOLLOWS:

1. The real property which is the subject matter of this Stipulation consists of approximately 579 acres of land located in the northwesterly portion of City at the base of the

Santa Ana Mountains which transect the southwestern portion of Riverside County, California. The site is accessible from the north by Clinton Keith Road via Calle De Oro Oso. These two roads link the site to Interstate 15, the major north-south freeway for the project region which connects Riverside County to San Diego County and the City of Riverside. The property will hereinafter be referred to as "Copper Canyon."

2. In May of 1991, the owners of Copper Canyon prepared and processed Specific Plan No. 253 through the County of Riverside up to and including approval by its Planning Commission. Upon incorporation of City, the processing of Specific Plan No. 253 was transferred to City, whereupon substantial review was undertaken by City Staff. As the economy began to decline, processing slowed and eventually stopped. The note and mortgage were acquired by PACWEST, LTD. in early 1994. PACWEST LTD.'s general partner was PACWEST GROUP, INC. Later PACWEST MURRIETA, LTD. was formed to take title to Copper Canyon. On the basis of significant review of the proposals included in Specific Plan No. 253, consultation with City Staff and a review of current and forecast of future market conditions, certain changes in Specific Plan 253 were indicated. After inclusion of indicated changes, PACWEST began processing Specific Plan No. 94-037 ("Copper Canyon Specific Plan"), Environmental Impact Report SCH No. 9507218 ("Copper Canyon EIR"), and associated zone change (collectively "the Project").

3. After City's incorporation, it prepared and adopted its General Plan and an environmental impact report was certified with respect to that General Plan ("General Plan EIR").

4. On or about January 2, 1996, after duly noticed public hearings, the City Council certified the Copper Canyon EIR, and approved the Copper Canyon Specific Plan and associated zone change.

5. URGE is a non-profit corporation formed to promote responsible planning in the Santa Margarita Watershed. The members of URGE live in City, as well as other areas within the Santa Margarita Watershed. The goals of URGE are to work for responsible watershed management and to insure that projects approved and constructed within the watershed are designed to minimize environmental impacts and maximize public benefits. URGE submitted written comments opposing the approval of the Project and certification of the Copper Canyon EIR by City, and appeared and testified at relevant public hearings.

6. On February 5, 1996, URGE filed the above-entitled Petition for Writ of Mandate ("Petition") against City and PACWEST, alleging among other things that City's approval of the Project violated the California Environmental Quality Act, Public Resources Codes §§ 21000, et seq. ("CEQA"), in that the Copper Canyon EIR is wholly inadequate and defective for the reasons set forth in the Petition and that the Findings and Statement of Overriding Considerations adopted by City in Resolution No. 96-409 are void and defective for the reasons set forth in the Petition. City and PACWEST deny URGE's allegations.

7. Subsequent to the approval of the Project, and after URGE had filed its Petition, a referendum petition seeking a public vote on or rescission of City's approval of the Copper Canyon Specific Plan was certified as sufficient by City's

Election Official ("Referendum Petition"). A special election is scheduled for June 4, 1996.

8. URGE, City and PACWEST have already incurred, and are continuing to incur, legal fees and costs, and this case has reached a point where settlement must occur or expensive and time-consuming litigation will be required.

9. URGE and PACWEST have negotiated in good faith and have agreed on changes to the Project which substantially satisfy the goals of URGE, further restrict the ability of PACWEST to develop Copper Canyon, further promote responsible watershed management and further minimize the environmental impacts of development in the watershed area of the Project. The City has prepared an Addendum pursuant to 14 California Code of Regulations §15164 reflecting and analyzing these changes, including mitigation measures ("Copper Canyon Addendum"). These changes have been made in good faith with no intent to evade the effect of the Referendum Petition, but rather to satisfy the valid concerns of URGE and its members and the citizens of City.

10. The replacement Project and Measure N Density Reduction and Development Agreement are consistent with City's General Plan. In accordance with the General Plan the replacement Project provides, among other things: a variety of residential product types; clustered development in order to avoid areas of steep slopes and environmental sensitivity; recreational opportunities; and preservation and maintenance of significant open space areas and resources.

11. The replacement Project negotiated by URGE and PACWEST subject to City's approval, is set forth in the Copper

Canyon Specific Plan; Addendum to Environmental Impact Report, SCH# 9507128, prepared for City in April, 1966, and in the replacement Copper Canyon Specific Plan prepared for City in April, 1996 ("replacement Project"). The Copper Canyon Specific Plan Addendum is incorporated herein as Exhibit "A" and the replacement Copper Canyon Specific Plan is incorporated herein as Exhibit "B."

12. City and PACWEST have negotiated an agreement entitled "Measure N Density Reduction and Development Agreement" ("Development Agreement") to implement the replacement Project.

13. Except as specifically provided in this Stipulation for Entry of Judgment and [Proposed] Judgment, upon entry by the Court of the [Proposed] Judgment each party shall be deemed to Have fully released and extinguished any and all rights, claims and actions, whether past, present or future, arising from the subject matter of this litigation, its prosecution or maintenance, which they, or any of them, had, have or may have had against each or any of the other parties who have been adverse to them in this litigation, their respective predecessors, successors, assigns, parent, subsidiary and/or affiliated companies, their respective officers, directors, shareholders and employees.

This release is entered into notwithstanding section 1542 of the California Civil Code which provides that:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him

must have materially affected his settlement with the debtor."

This release applies to all claims, whether known or unknown, foreseen or unforeseen, in connection with the matters referred to herein.

14. URGE agrees that it will not authorize, encourage, aid, abet or provide any support, means, and/or funds to its members, or any of them, to engage in, continue, resume, participate in and/or initiate any acts of opposition, including without limitation litigation, opposition at public hearings, and/or administrative proceedings, letters, notes, memos, newsletters, advertisements and/or oral statements, to the replacement Project and/or Development Agreement (as defined in Paragraph 12);

PROVIDED, HOWEVER, that URGE, on behalf of itself and its members, expressly reserves any and all rights to acts of opposition and challenge if a project significantly different from the replacement Project goes forward at Copper Canyon. "Significantly different" shall mean that the density is increased from that of the replacement Project, and/or there is more encroachment into Cole Creek than provided for in the replacement Project, and/or multi-family housing is added to the replacement Project, and/or a plan other than the replacement Project is implemented and its significant environmental impacts are substantially increased in severity, as defined pursuant to CEQA, from those of the replacement Project.

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15. All signatories to this Stipulation represent and warrant that they are duly authorized to sign it on behalf of the party bound by their signature.

16. In order to settle this lawsuit and require the implementation of the replacement Project, the parties have negotiated, read, reviewed, analyzed and agreed upon the [Proposed] Judgment, a copy of which is incorporated herein as Exhibit "C." The parties respectfully request that the Court enter this Judgment, a separate copy of which is lodged concurrently with this Stipulation.

DATED: April __, 1996

UNION FOR A RIVER GREENBELT ENVIRONMENT, a Non-Profit Corporation

By _____
Raymond Johnson
Its PRESIDENT

CITY OF MURRIETA

By _____
Its City Attorney

PACWEST MURRIETA, LTD.

By _____
Its G.P.

PACWEST GROUP, INC.

By _____
Its Chairman

Approved As To Form:

CALIFORNIA ENVIRONMENTAL LAW PROJECT

By: _____
Kelly L. Drumm, Esq.
Attorneys for Petitioner, UNION FOR A RIVER GREENBELT ENVIRONMENT

HARPER & BURNS

By: _____
John Robert Harper, Esq.
Attorney for Respondent, CITY OF MURRIETA

COX, CASTLE & NICHOLSON, LLP

By: _____
Tamar C. Stein, Esq.
Attorneys for Parties-In-Real-Interest, PACWEST MURRIETA, LTD. and PACWEST GROUP, INC.

15. All signatories to this Stipulation represent and warrant that they are duly authorized to sign it on behalf of the party bound by their signature.

16. In order to settle this lawsuit and require the implementation of the replacement Project, the parties have negotiated, read, reviewed, analyzed and agreed upon the [Proposed] Judgment, a copy of which is incorporated herein as Exhibit "C." The parties respectfully request that the Court enter this Judgment, a separate copy of which is lodged concurrently with this Stipulation.

DATED: April __, 1996

UNION FOR A RIVER GREENBELT ENVIRONMENT, a Non-Profit Corporation

By _____
Raymond Johnson
Its _____

CITY OF MURRIETA

By _____
Its _____

PACWEST MURRIETA, LTD.

By _____
Its _____

PACWEST GROUP, INC.

By _____
Its _____

Approved As To Form:

CALIFORNIA ENVIRONMENTAL LAW PROJECT

By: Kelly L. Drumm
Kelly L. Drumm, Esq.
Attorneys for Petitioner,
UNION FOR A RIVER GREENBELT ENVIRONMENT

HARPER & BURNS

By: _____
John Robert Harper, Esq.
Attorney for Respondent,
CITY OF MURRIETA

COX, CASTLE & NICHOLSON, LLP

By: _____
Tamar C. Stein, Esq.
Attorneys for
Parties-In-Real-Interest,
PACWEST MURRIETA, LTD.
and PACWEST GROUP, INC.

FILED
RIVERSIDE COUNTY
APR 17
ARTHUR A. SIMS, Clerk
By D. Griffin D. C. Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE

UNION FOR A RIVER GREENBELT ENVIRONMENT, a non-profit corporation, Petitioner, v. CITY OF MURRIETA, Respondent. PACWEST MURRIETA, LTD., PACWEST GROUP, INC., and DOES 1 through 100, inclusive, Real-Parties-In-Interest.	CASE NO. 276973 [~~PROPOSED~~] JUDGMENT

The Court has reviewed the Stipulation for Entry of Judgment executed by the parties hereto, petitioner UNION FOR A RIVER GREENBELT ENVIRONMENT ("URGE"), respondent CITY OF MURRIETA ("City"), and real-parties-in-interest, PACWEST MURRIETA, LTD.,

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and PACWEST GROUP, INC. (collectively "PACWEST"), on file herein, and good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED, as follows:

1. Findings By The Court.

The Court hereby finds and determines that:

A. The real property which is the subject matter of this Judgment consists of approximately 579 acres of land located in the northwesterly portion of City at the base of the Santa Ana Mountains which transect the southwestern portion of Riverside County, California. The site is accessible from the north by Clinton Keith Road via Calle De Oro Oso. These two roads link the site to Interstate 15, the major north-south freeway for the project region which connects Riverside County to San Diego County and the City of Riverside. The property will hereinafter be referred to as "Copper Canyon."

B. In May of 1991, the owners of Copper Canyon prepared and processed Specific Plan No. 253 through the County of Riverside up to and including approval by its Planning Commission. Upon incorporation of City, the processing of Specific Plan No. 253 was transferred to City, whereupon substantial review was undertaken by City Staff. As the economy began to decline, processing slowed and eventually stopped. The mortgage was acquired by PACWEST, LTD., a California limited partnership, in early 1994. Its general partner was PACWEST GROUP, INC. PACWEST MURRIETA, LTD. was formed to take title to Copper Canyon. On the basis of significant review of the proposals included in Specific Plan No. 253, consultation with

City Staff and a review of current and forecast of future market conditions, certain changes in Specific Plan 253 were indicated. After inclusion of indicated changes, PACWEST began processing Specific Plan No. 94-037 ("Copper Canyon Specific Plan"), Environmental Impact Report SCH #9507218 ("Copper Canyon EIR"), and associated zone change (collectively "the Project").

C. After City's incorporation, it prepared and adopted its General Plan and an environmental impact report was certified with respect to that General Plan ("General Plan EIR").

D. On or about January 2, 1996, after duly noticed public hearings, the City Council certified the Copper Canyon EIR, and approved the Copper Canyon Specific Plan and associated zone change.

E. URGE is a non-profit corporation formed to promote responsible planning in the Santa Margarita Watershed. The members of URGE live in City, as well as other areas within the Santa Margarita Watershed. The goals of URGE are to work for responsible watershed management and to insure that projects approved and constructed within the watershed are designed to minimize environmental impacts and maximize public benefits. URGE submitted written comments opposing the approval of the Project and certification of the Copper Canyon EIR by City, and appeared and testified at relevant public hearings.

F. On February 5, 1996, URGE filed the above-entitled Petition for Writ of Mandate ("Petition") against City and PACWEST, alleging among other things that City's approval of the Project violated the California Environmental Quality Act, Public Resources Codes §§ 21000, et seq. ("CEQA"), in that the

Copper Canyon EIR is wholly inadequate and defective for the reasons set forth in the Petition and that the Findings and Statement of Overriding Considerations adopted by City in Resolution No. 96-409 are void and defective for the reasons set forth in the Petition. City and PACWEST deny URGE's allegations.

G. Subsequent to the approval of the Project, and after URGE had filed its Petition, a referendum petition seeking a public vote on or rescission of City's approval of the Copper Canyon Specific Plan was certified as sufficient by City's Election Official ("Referendum Petition"). A special election is scheduled for June 4, 1996.

H. URGE, City and PACWEST have already incurred, and are continuing to incur, legal fees and costs, and this case has reached a point where settlement must occur or expensive and time-consuming litigation will be required.

I. URGE and PACWEST have negotiated in good faith and have agreed on changes to the Project which substantially satisfy the goals of URGE, further restrict the ability of PACWEST to develop Copper Canyon, further promote responsible watershed management and further minimize the environmental impacts of development in the watershed area of the Project. The City has had prepared an Addendum pursuant to 14 California Code of Regulations §15164 reflecting and analyzing these changes, including mitigation measures ("Copper Canyon Addendum"). The new project is set forth in a replacement Copper Canyon Specific Plan prepared for City in April, 1996 and attached to the parties' Stipulation for Entry of Judgment. The

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new project is hereinafter referred to as "the replacement Project"."

J. The replacement Project is consistent with City's General Plan. In accordance with the General Plan the Project provides, among other things: a variety of residential product types; clustered development in order to avoid areas of steep slopes and environmental sensitivity; recreational opportunities; and preservation and maintenance of significant open space areas and resources.

K. Compliance with Sections 2 and 3 below satisfies any and all requirements of CEQA applicable to the replacement Project. The Copper Canyon EIR and the Findings and Statement of Overriding Considerations and Resolution 96-409, as modified by the Copper Canyon Addendum, are legally adequate. Those documents are attached to the parties' Stipulation for Entry of Judgment herein.

L. The replacement Project differs in substance relating to items of importance from the Project as approved by the City on January 2, 1996. These changes have been made in good faith with no intent to evade the effect of the Referendum Petition, but rather to satisfy the valid concerns of URGE and its members and the citizens of City. The replacement Project is not the same as the Project.

M. Settlement of this dispute between the parties as provided in this Judgment is in the best interests of the parties, the citizens of City, and the general public. PACWEST has reduced the densities of certain areas, redesigned the golf course, provided additional park lands and equipment,

and provided other benefits and mitigation measures as set forth in the replacement Specific Plan and Copper Canyon Addendum. Those documents are appended to the parties' Stipulation for Entry of Judgment herein.

2. CEQA Compliance for Replacement Project.

CEQA compliance shall proceed pursuant to Public Resources Code §21083.3, as set forth below.

a. If City determines that an EIR will clearly be required for the replacement Project, an Initial Study is not required.

b. If City determines that there is substantial evidence that any aspect of the replacement Project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the replacement Project is adverse or beneficial, the City may use the previously prepared General Plan and Copper Canyon EIRs, as modified by the Copper Canyon Addendum, if City determines they would adequately analyze the replacement Project and Measure N Density Reduction and Development Agreement.

c. City shall adopt the Copper Canyon Addendum.

City, at a duly noticed public hearing, shall make findings as to whether:

a. The replacement Project and Measure N Density Reduction and Development Agreement are consistent with City's General Plan and the General Plan EIR;

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b. All effects on the environment peculiar to the replacement Project and Measure N Density Reduction and Development Agreement that were not addressed as significant effects in the General Plan EIR, or which substantial new information may show will be more significant than described in the General Plan EIR, have been addressed in the Copper Canyon EIR as modified by the Copper Canyon Addendum;

c. The General Plan EIR and Copper Canyon EIR, as modified by the Copper Canyon Addendum, adequately analyze the potentially significant off-site impacts and cumulative impacts related to the replacement Project and Measure N Density Reduction and Development Agreement;

d. The replacement Project and Measure N Density Reduction and Development Agreement are subject to City's uniformly applied development policies and standards, except as may be set forth in appropriately adopted approvals or in the Measure N Density Reduction and Development Agreement, required to substantially mitigate potentially significant impacts;

e. City shall require the undertaking of all feasible mitigation measures set forth in the General Plan EIR, as modified by the Copper Canyon EIR, as modified by the Copper Canyon Addendum, with respect to the replacement Project and Measure N Density Reduction and Development Agreement.

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When City makes all of such findings, CEQA shall have been complied with for purposes of the replacement Project and the Measure N Density Reduction and Development Agreement.

3. The Replacement Project.

The replacement Project shall be that set forth in the "Copper Canyon Specific Plan: Addendum to Environmental Impact Report, SCH No. 9507218" prepared for City in April, 1996, and the replacement Copper Canyon Specific Plan prepared for City in April, 1996. These documents are attached to the parties' Stipulation for Entry of Judgment.

City shall hold duly noticed public hearings on the replacement Project. At the conclusion of such hearings, the City Council shall approve the replacement Project if it makes the relevant CEQA Findings set forth in Section 2 and finds it is in the best interest of City in order to settle this action.

Upon approval by the City Council of the replacement Project the rights and entitlements granted pursuant to this Judgment, shall be and constitute "vested rights" or the equivalent of "vested rights" as that term is defined under California law applicable to the development of land or property and the right of a public entity to regulate or control such development of land or property.

4. Transfers and Assignments.

A. Right to Assign.

PACWEST shall have the right to sell, assign or transfer all or portions of Copper Canyon to any person at any time after entry of this Judgment.

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B. Release Upon Transfer.

Upon delegation of all duties and obligations and the sale, transfer or assignment of PACWEST's Copper Canyon under Section 4A, above, PACWEST shall be released from any obligation under this Judgment with respect to Copper Canyon, or portion thereof, so transferred.

5. Mortgagee Protection.

This Judgment shall not prevent or limit PACWEST in any manner, at PACWEST's sole discretion, from encumbering Copper Canyon or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to Copper Canyon. A default under this Judgment shall not defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust on Copper Canyon made in good faith and for value.

6. Limitations on Third Party Actions.

Any action by any third person to attack, review, set aside, void or annul this Judgment shall not be maintained by such person unless such action or proceeding is brought pursuant to Section 8 of this Judgment, and commenced within thirty days after entry of this Judgment.

7. Court's Continuing Jurisdiction.

A. Dispute Resolution.

As long as he has the authority as a Judge for the Riverside County Superior Court, the Honorable Charles Field shall have continuing jurisdiction over this matter for the purpose of resolving disputes concerning this Judgment and its application to the replacement Project. Should Judge Charles

Field not be able to exercise that jurisdiction, the Presiding Judge of the Riverside County Superior Court shall appoint a judge to rule on any matter raised. The Court will, subject to its calendar, expeditiously resolve any such dispute. The dispute may be put before the Court as a post-judgment motion made in this action. The decision of the Court shall be final and binding and the parties hereto expressly each waive their right of appeal or collateral attack therefrom;

PROVIDED, HOWEVER, that URGE, on behalf of itself and its members, expressly reserves any and all rights to acts of opposition and challenge if a project significantly different from the replacement Project goes forward at Copper Canyon. "Significantly different" shall mean that the density is increased from that of the replacement Project, and/or there is more encroachment into Cole Creek than provided for in the replacement Project, and/or multi-family housing is added to the replacement Project, and/or a plan other than the replacement Project is implemented and its significant environmental impacts are substantially increased in severity, as defined pursuant to CEQA, from those of the replacement Project.

This Court retains jurisdiction to resolve any dispute arising from City's certification of the EIR for the Copper Canyon Project, prepared in connection with the project approved by City on January 2, 1996. All parties agree to waive any statute of limitations defenses with respect to any claim by URGE, made pursuant to the Reservation of Rights provision of Paragraph 14 of the Stipulation accompanying this Judgment, that the EIR certified by City on January 2, 1996, is legally

inadequate as environmental documentation for any project at Copper Canyon significantly different than the Replacement Project, as defined in Paragraph 14 of the parties' Stipulation.

B. Actions Subject To This Judgment.

Any direct or indirect interference with, impediment to, prevention of, diminution of, or delay in, the exercise of, fulfillment of, or implementation of, the rights and obligations arising out of this Judgment and the provisions hereof will be contrary to the interest of the parties to this action, the citizens of City and the general public and is subject to the Court's jurisdiction as set forth in Section 8A.

Any act or activity constituting a direct, or indirect, interference with, impediment to, prevention of, diminution of, or delay in, the exercise, fulfillment or implementation of the rights and obligations of the parties arising out of this Judgment and the implementation of the provisions hereof, shall include, without limitation, any of the following:

(1) Any other or further dispute between the parties concerning, or relating to, or arising out of this Judgment, its intent, purpose, meaning and construction, and the implementation of the provisions hereof, subject to URGE's reservation of rights in Paragraph 14 of the parties' Stipulation for Entry of Judgment;

(2) Any dispute, action, administrative proceeding or litigation instituted by any person or entity claiming, or alleging, that such person or entity is aggrieved by reason of this Judgment, or the implementation of any provision

hereof subject to URGE's reservation of rights in Paragraph 14 of the parties' Stipulation for Entry of Judgment; or

(3) Any claim asserted, or action, administrative proceeding or litigation instituted, by any person in, or with, any administrative agency or Court (including, but not limited to, administrative agencies or Courts of the State of California or the United States) other than this Court which will have the effect, directly or indirectly, or impeding, preventing, diminishing or delaying the full and prompt implementation of the provisions of this Judgment, subject to URGE's reservation of rights in Paragraph 14 of the parties' Stipulation for Entry of Judgment.

C. Collateral Attack.

This Court has jurisdiction to determine any matter directly or indirectly relating to, arising out of, or affecting this Judgment and the successful implementation of the provisions hereof and such jurisdiction extends to any person or entity instituting an action or proceeding (including an action or proceeding in, or before, any administrative agency or Court of the State of California or the United States) that directly, indirectly or collaterally attacks or affects this Judgment and the successful implementation of the provisions hereof.

D. Transfer.

Should any person or entity institute an action or proceeding in, or with, any administrative agency or other court (including an administrative agency or Court of the State of California or the United States), which is alleged by any party hereto to be within the jurisdiction of this Court as

is herein determined to exist, a motion or order to show cause may be made to this Court to transfer or remove such action or proceeding to this Court and involve this Court's jurisdiction over such other person or entity not party to this Judgment in aid of, and in furtherance of, this Judgment and the successful implementation of the provisions hereof.

8. Miscellaneous.

A. Successors-In-Interest.

All of the provisions, agreements, rights, covenants and obligations contained in this Judgment shall be binding upon City, PACWEST and URGE and their respective successors and assigns, heirs, devisees, members, administrators and representatives, and shall inure to the benefit of the parties and their respective successors and assigns.

B. No Third Party Beneficiary.

This Judgment is not intended, nor shall it be construed, to create any third party beneficiary rights in any person, unless expressly otherwise provided.

C. Entire Agreement.

This Judgment and the parties' Stipulation for Entry of Judgment set forth and contain the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Judgment.

D. Construction of Judgment.

The provisions of this Judgment shall be construed as a whole according to their common meaning and not strictly for or against PACWEST or City or URGE and consistent with the provisions hereof, in order to achieve its objectives and purposes. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neuter genders, or vice versa.

E. Section Headings.

All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Judgment.

F. Non-Admission.

Nothing in this Judgment shall constitute an admission of liability or responsibility on the part of any party.

G. Recordation.

In order to impart notice to all persons as are afforded notice by the recording laws, the City Clerk shall record a copy of this Judgment with the County Recorder of Riverside County within ten days of entry of this Judgment.

H. Notices.

(1) Any notices shall be in writing and given by delivering the same in person or by sending the same by registered or certified mail, or any form of overnight mail, return receipt requested, with postage prepaid, to the mailing address below. The respective mailing addresses of the parties are, until changed as hereinafter provided, the following:

CITY:	City of Murrieta 26442 Beckman Court Murrieta, California 92562 Attention: City Manager
Copy to:	John Robert Harper, Esq. Harper & Burns 453 South Glassell Street Orange, CA 92666
PACWEST:	PacWest Group, Inc. 550 West "C" Street, Suite 1750 San Diego, California 92101 Attention: Mr. Keith J. Horne
Copy to:	Cox, Castle & Nicholson, LLP 2049 Century Park East, 28th Floor Los Angeles, California 90067 Attention: Tamar C. Stein, Esq.
URGE:	P.O. Box 568 Temecula, California 92593 Attention: Mr. Raymond Johnson
Copy to:	California Environmental Law Project 302 Sycamore Street Mill Valley, California 94941 Attention: Laurens H. Silver, Esq.

City, PACWEST or URGE may change its mailing address at any time by giving written notice of such change to the others in the manner provided herein. All notices under this Judgment shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

9. Fees and Costs.

Upon entry of this Judgment, PACWEST shall pay to URGE costs and attorneys' fees of $15,500.00.

THE CLERK IS ORDERED TO ENTER THE FOREGOING JUDGMENT.

April 17, 1996.

Charles T. Field

JUDGE OF THE RIVERSIDE COUNTY SUPERIOR COURT

▸*Final EIR Addendum*

COPPER CANYON SPECIFIC PLAN

ADDENDUM
ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:

CITY OF MURRIETA
COMMUNITY DEVELOPMENT DEPARTMENT

PREPARED BY:

URBAN LOGIC CONSULTANTS

April 9, 1996

COPPER CANYON SPECIFIC PLAN

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT SCH # 9507218

PREPARED BY:

CITY OF MURRIETA
26442 Beckman Court
Murrieta, California 92562

WITH ASSISTANCE FROM:

URBAN LOGIC CONSULTANTS
43517 Ridge Park Drive, Suite 200
Temecula, California 92590

CONTACT: Ernest A. Egger, REA
(909) 676-1944

APPLICANT:

PAC WEST MURRIETA LIMITED
P.O. Box 1210-360
Bonsall, California 92003

CONTACT: Brian Woods
(619) 723-5372

April 9, 1996

Draft Addendum to the
Copper Canyon Specific Plan
Environmental Impact Report
SCH No. 95072128

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I. Executive Summary

I. Executive Summary

This addendum has been prepared for the Copper Canyon Specific Plan Final Environmental Impact Report (EIR) which was certified by the Murrieta City Council on January 2, 1996. This addendum, the Draft EIR, appendices, Final EIR and associated mitigation monitoring program constitute the environmental documentation for the Copper Canyon Specific Plan.

The mitigation measures and specific plan design components outlined in the previous environmental documents have been refined based on input from concerned citizen groups and are included in this document and represent a culmination of four alternatives of refinements since EIR certification. The refinements would reduce project-produced unavoidable adverse direct and cumulative impacts based on specific requests made by the citizen groups Union for a River Greenbelt Environment (URGE) and United Murrieta Neighborhoods (UMN). This document provides two alternative refinements of one plan based on the refinements: "Specific Plan and Golf Course" and "Specific Plan and Mitigation Bank."

The first alternative proposes the specific plan at 839 units as well as the golf course with all of the design and mitigation measures incorporated that are delineated in Chapter IV. The second alternative proposes that the golf area be utilized as a mitigation bank and placed into permanent natural open space. With a 100 foot buffer between the residential development and Cole Canyon Creek area, some areas which were formerly in golf course would be developed as residential uses, to provide for a project toal of a maximum of 916 units.

The environmental analysis provided an assessment of potential adverse impacts associated with the approval of a Development Agreement and other subsequent potential discretionary actions and approvals. An analysis of potential adverse impacts related to the refinement of the specific plan design and the mitigation measures provided in the previously certified EIR was also completed. Based on this addendum document, the refined specific plan and its two alternatives as well as subsequently refined mitigation would not result in any additional adverse impacts as was determined in the previously certified EIR. The refined designs would reduce impacts as compared to the adopted project and would not result in a change in the determinations, findings and conclusions of the previous environmental documentation.

II. Document Purpose and Overview

II. Document Purpose and Overview

A. Introduction

This addendum has been prepared for the Copper Canyon Specific Plan Final Environmental Impact Report (EIR) which was certified by the Murrieta City Council on January 2, 1996. This addendum, the Draft EIR, appendices, Final EIR and associated mitigation monitoring program constitute the environmental documentation for the Copper Canyon Specific Plan.

Subsequent to certification of the EIR as complete and in compliance with CEQA, changes have been made to the golf course (and/or mitigation land) and residential components of the specific plan design in cooperation with concerned citizens groups and permitting public agencies. The previous EIR documents analyze in detail impacts associated with implementation of the golf course as it was proposed through the specific plan and EIR comment process. The Final EIR contained information regarding subsequent changes to the golf course requested by URGE and the Army Corps of Engineers relative to their consideration of issuance of a 404 Permit (as required under the Clean Water Act relative to activities which would fill Waters of the United States and wetlands habitat) during the comment period including the elimination of cart crossings and changes to the maintenance of fairway crossings. The Final EIR was transmitted to all commenting persons and organizations prior to the Planning Commission and City Council Public Hearings which were held for consideration of adoption of the specific plan and certification of the EIR.

B. Document Purpose

The mitigation measures and specific plan design components outlined in the previous environmental documents have been refined based on input from concerned citizen groups and are included in this document and represent a culmination of three alternatives of refinements since EIR certification. The refinements would reduce project-produced unavoidable adverse direct and cumulative impacts based on specific requests made by the citizen groups Union for a River Greenbelt Environment (URGE) and United Murrieta Neighborhoods (UMN). This document provides two alternatives of one plan based on the refinements: "Specific Plan and Golf Course" and "Specific Plan and Mitigation Bank."

The previous EIR documents analyzed a worse-case scenario relative to the golf course - any subsequent changes to the golf course have been designed to reduce impacts to Cole Canyon and its associated habitats. This document further specifies mitigation and subsequent specific plan design refinements and delineates any potential impacts assoicated with the refined mitigation and specific plan design.

C. Environmental Procedures

This Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) as amended (California Public Resources Code Section 21000, et seq. and guidelines (CEQA Guidelines) promulgated pursuant to CEQA (California Code of Regulations Section 15000, et seq.). Specifically, this document has been prepared as an addendum to a previously certified EIR associated with the Copper Canyon Specific Plan in accordance with California Public Resources Code Sections 21083, 21087 and 21166 and CEQA Guidelines Section 15164. The draft and final EIR documents for the Copper Canyon Specific Plan certified by the Murrieta City Council are incorporated herein by reference.

In accordance with the CEQA Guidelines Section 15164, an addendum to an EIR does not require circulation for public review purposes. However, a disclosure of supporting substantial evidence is required as to reasons that an addendum was prepared instead of a subsequent EIR which requires circulation and is prepared when certain conditions are applicable to a project. These conditions, as delineated in CEQA Guidelines Section 15162, and why they are not applicable to this project at this time, are provided immediately following each condition.

CEQA Guidelines Section 15162 States:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

The refinement of mitigation and design strategies are designed to reduce anticipated adverse impacts and do not change the conclusions regarding the extent or severity of impacts identified in the previous EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The refinement of mitigation and design strategies do not constitute a change in circumstances surrounding project approval, implementation or operation which would result in an increase in adverse environmental effects. Changes to the design of the golf course, residential enclaves, proposed maintenance strategies were anticipated in the previous EIR and delineated in its mitigation measures. The refinements included in this document serve to amplify and specify mitigation to a greater extent based on community input and serve to reduce potential adverse

impacts.

(3) *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or a substantial increase in the severity of previously identified significant effects; or:*

(A) *The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;*

As stated previously, none of the conclusions regarding significant effects change as a result of the mitigation and design refinements.

(B) *Significant effects previously examined will be substantially more severe than show in the previous EIR;*

Again, none of the conclusions regarding significant effects change as result of the mitigation and design refinements.

(C) *Mitigation measures or alternatives previously found not be infeasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure or alternative; or,*

(D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce on or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No mitigation measures are currently proposed which were not part of the previous environmental document in a broader, more general form. The previous EIR recognized that subsequent environmental review and refinement would occur at later stages of the project. This approach is typical of longer-term projects such as specific plans. The mitigation measures and the associated impact analysis was at a level far greater than typical EIR's prepared for specific plan projects within the City due to the sensitivity of on-site resources. With the provision of subsequent environmental review, the previous EIR ensured continued public participation which has resulted in the mitigation and design refinements illustrated in this document and allowed for innovation of specific plan design and mitigation refinement while providing performance criteria to ensure the intent of the measures proposed was carried through the process. For example, detailed mitigation plans which followed the requirements of the Army Corps of Engineers and California Department of Fish and Game were included and completed prior to circulation of the draft EIR and were included as Appendices and referenced in the draft EIR on page 173. Detailed analysis and mitigation based on the permit application documents are reflected on

Exhibits II-28, II-29 and II-31 of the draft EIR. Mitigation B-2 located on page 227 of the draft EIR identifies performance standards for mitigation associated with wetlands impacts.

Regarding alternatives, as stated on page 148 of the Final EIR which introduces a revised alternative discussion:

"Both alternatives are proposed to reduce potential adverse project impacts associated primarily with Cole Canyon Creek and will not result in any additional adverse effects or result in significant new information regarding impacts which have not already been disclosed in the draft EIR. The additional analysis provided and the additional alternative analyzed directly respond to comments on the draft EIR and represent an effort to make the final EIR more useful and informative to the decision-makers and public."

The Final EIR, which included the new alternatives discussion, was distributed to all commenting persons, agencies and organizations prior to the public hearings associated with the City Planning Commission and City Council actions thus allowing *"the public meaningful opportunity to comment."* No new or potentially more severe adverse environmental effects were disclosed as a result on the alternatives analysis. And, as articulated in the alternatives analysis, cumulative impacts associated with habitat quality and wildlife movement would still occur under the "reduced scope" and "golf course redesign" alternatives as compared to the proposed project. Also of note is the fact that the new alternative included in the Final EIR did not substantially reduce impacts over the "Reduced Scope" alternative proposed in the draft EIR which eliminated the golf course links adjacent to Cole Canyon Creek, proposed a 100 foot buffer along Cole Canyon Creek and had a residential dwelling unit target of 900 units. This alternative was found to be feasible and environmentally superior to the project in the draft EIR and is similar to the "mitigation bank" specific plan alternative delineated in this document.

The administrative record includes a Statement of Overriding Considerations for all of the project alternatives delineated in the draft and final EIR. Specifically, the alternatives were found to be infeasible since benefits of the project as proposed and included in the findings would not be fully realized. The refined specific plan "golf course" alternative delineated in this document is substantially similar to the project which was adopted. Regarding the "mitigation bank" alternative, the previous finding is still applicable - benefits and project objectives would not be fully realized and this conclusion would continue to be correct if it is implemented as the project. The administrative record does show that the City of Murrieta made no request of the project proponent to adopt any of the project alternatives and accepted the overriding findings based on the merits of the project and consideration of public involvement at the project hearings. Finally, the addendum will be distributed to all of the public groups and interested parties that have provided input on the project and public hearings will be held on subsequent entitlement actions allowing continued public involvement.

D. Discretionary Actions and Approvals

The EIR could be utilized by the following public entities in connection with the following decisions:

- Consideration of approval of a Development Agreement, adoption of a Specific Plan Amendment and/or General Plan Amendment, if required due to specific plan refinements, by the Murrieta City Council.

Other discretionary approvals identified on pages 78 to 79 of the draft EIR are also applicable and are incorporated herein by reference.

III. Refined Specific Plan Design

III. Specific Plan Refinements

A. Introduction

This chapter will provide an overview through text, tables and exhibits of the characteristics of the Copper Canyon Specific Plan as it has been refined through the mitigation and design standards proposed in the previously certified EIR. Two refinements of the Specific Plan alternatives have been provided. The first alternative proposes the specific plan at 840 units as well as the golf course with all of the design and mitigation measures incorporated that are delineated in Chapter IV. The second alternative proposes that the golf area be utilized as a mitigation bank and placed into permanent natural open space. With a 100 foot buffer between the residential development and Cole Canyon Creek area, some areas which were formerly in golf course would be developed as residential uses for an additional 86 units. The residential design and mitigation refinements would be included in this alternative as well as some of the elements of the Vegetation and Wildlife Management Plan and the Army Corps of Engineers permit conditions.

B. Plan Refinements

1. Specific Plan and Golf Course

This alternative incorporates the following major refinements:

- Transfer of 70 acres of residential area in Planning Area 1 to natural open space;
- The reduction of Planning Area 1 custom lots from 15 to 4;
- The provision of a 5 foot high berm along the rear building foot-print that are setback 100 feet from the wetlands delineation of Cole Creek in Planning Area 2 and a 25 foot rear yard setback from the footprint of the house to the property;
- Deed restrictions for Planning Area 2 homes to include no cats, no dogs over 25 pounds, backyard fencing which restricts animal access and preclusion of domestic pets in open space areas;
- The preclusion of high density housing in Planning Area 11 and the provision of low density single family detached dwelling units;
- Delineate a 6,000 square foot minimum lot size for all residential planning areas previously described as 5,000 square feet and leave all other planning areas at the original 6,000, 7,200, 10,000 square feet and 2.5 acres;
- The provision of additional golf course woodland/native buffer area and the specification of free-span concrete golf cart crossings at two downstream crossing points;
- The conversion of golf hole 11 into a target golf link, outside the 100 foot setback from the creek;

- The placement of a 60 foot woodland/native vegetation buffer along golf holes 1, 10 and 11;
- The provision of trail easements for the County proposed trail system;
- The inclusion of 404 permit conditions as specific plan standards;
- The movement and expansion of the school/park facility to the area formerly occupied by Planning Area 9 and the expansion of open active park area to 6.2/7.4 acres within a consolidated 18.5/19.7 acre combined facility area.
- Where minor encroachments into the General Plan stipulated 100 foot buffer from wetlands area, the reduced buffer area will be enhanced with nature vegetation to increase cover for wildlife species.

These refinements are illustrated on the Specific Plan and Golf Course Alternative, Exhibit III-1 and the land use summary on Table III-1.

2. Specific Plan and Mitigation Bank

In addition to the residential enclave refinements specified under the Specific Plan and Golf Course alternative, this refinement calls for the elimination of the golf course and club and the preservation of the Cole Canyon Creek area as permanent, natural open space. The area could be used for purchase by developers and other agencies for adverse habitat impacts associated with off-site development and construction activity. Where a 100 foot buffer can be maintained along Cole Canyon Creek in former golf course area, limited residential development would take the place of the golf course under this alternative. Also, this alternative would require 7.4 acres of active park area within Planning Area 12.

These refinements are illustrated on the Specific Plan and Mitigation Bank Alternative, Exhibit III-2 and the land use summary on Table III-2.

Exhibit III-1

Land Use Summary
Copper Canyon Specific Plan and Golf Course Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.3	4
LOW DENSITY							
Single Family	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
RESIDENTIAL SUBTOTAL			225.9			3.7	839

Land Use Summary (continued)
Copper Canyon Specific Plan and Golf Course Alternative

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

Exhibit III-2

Land Use Summary
Copper Canyon Specific Plan and Mitigation Bank Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
CUSTOM LOT							
Individual House Sites	2½ Ac.	1	12.0	0.1-0.4	1 - 4	0.4	4
LOW DENSITY							
Single Family	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	3.83.3	92
	7,200	10A	17.0	2.1 - 4.0	36 - 68	3.6	56
	6,000	11	7.8	3.8 - 6.0	30 - 47		28
RESIDENTIAL SUBTOTAL			245.8			3.7	916

Land Use Summary (continued)
Copper Canyon Specific Plan and Mitigation Bank Alternative

Product	Min. Lot Size	Planning Area	Acreage	Density Range (Du/Ac)	Dwelling Unit Range	Density (Du/Ac)	Total Dwelling Units
PARKS AND OPEN SPACE							
Community Park / Elementary School		12	(19.7)				
School			5.4				
Joint Use / Park			4.4				
Active Park			3.0				
Natural Oak Park			6.9				
Oak Parks		13	10.1				
Natural Open Space		14	272.1				
PARKS AND OPEN SPACE SUBTOTAL:			301.9				
COMMERCIAL							
Neighborhood Commercial		16	14.1				
LANDSCAPED ROADWAYS			17.2				
TOTAL:			579.0			1.6	916

RESIDENTIAL PLAN AND STANDARDS

SIGNIFICANT CHANGES:

- Transfer of 70 acres of residential area in Planning Area 1 to natural open space;
- The reduction of Planning Area 1 custom lots from 15 to 4;
- The provision of a 5 foot high berm along the rear property lines that are setback 100 feet from the wetlands delineation of Cole Creek in Planning Area 2;
- Deed restrictions for Planning Area 2 homes to include no cats, no dogs over 25 pounds, backyard fencing which restricts animal access and preclusion of domestic pets in open space areas;
- The preclusion of high density housing in Planning Area 11 and the provision of low density single family detached dwelling units;
- Delineate a 6,000 square foot minimum lot size for all residential planning areas previously described as 5,000 square feet and leave all other planning areas at the original 6,000, 7,200, 10,000 square feet and 2.5 acres;

2. Master Planning Components

The balance of Chapter III contains a systematic discussion of component parts which, in combination, form the Copper Canyon project. These components deal primarily with the land use, infrastructure, and environmental considerations upon which the plan is built.

a. Residential Land Use Plan and Standards

- Residential Land Uses

Residential land uses within the Copper Canyon Specific Plan will provide a variety of housing opportunities in response to regional market factors and conditions. The residential component will reflect a combination of low density, medium density and medium-high density land use categories and ~~four (4)~~ three (3) major product type categories. Overall, residential uses will establish ~~1027~~ a maximum of 839/916 dwelling units with an overall project density, including passive open space commitments, of ~~1.8~~ 1.5/1.6 dwelling units per acre. The eleven (11) residential planning areas correspond to designated portions of the site which are designed to function independently with regard to earthwork balance and infrastructure development.

The proposed residential land uses and phasing plan will establish a diverse product inventory which will allow the project sponsor to maintain a viable project and respond to fluctuations in market demand. In addition, this approach accomplishes one of the project's major objectives which is to develop a community of social and economic diversity. The variety of residential product types afforded within the specific plan will play an important role in meeting this objective.

The Copper Canyon Specific Plan will incorporate a varied amenity package to appeal to the recreational orientation of families in addition to mature couples and the retirement segment of the population. The provision of recreational amenities such as multipurpose trails, neighborhood pocket parks, passive greenbelt areas and an eighteen (18) hole golf course and club house facility will attract the recreation oriented population. ~~By the same token, the townhouse or condominium product will appeal to mature couples that no~~

~~longer require and/or desire larger single family homes and the maintenance responsibilities of a conventional residence.~~

Of particular significance to the residential component of the Copper Canyon project is the eighteen (18) hole golf course/clubhouse facility. This important amenity meanders throughout most of the project, providing many of the residential planning areas with a golf course community focus. The golf course will be visible from key vistas throughout the development and will provide a strong sense of arrival for residents and visitors as well as a visual softening of the surrounding urban environment.

As noted above, two ~~four~~ types of residential land use are represented within the project. These two ~~four~~ are described in the following paragraphs.

- Custom Lot Residential

The custom lot residential component will be located in Planning Area 1 and will incorporate ~~15~~ a maximum of four (4) dwelling units on ~~82.0~~ 12.0 acres at a density range of ~~0.2-0.3~~ .05 dwelling units per acre. Custom lots account for ~~1.5~~ .4 percent of the specific plan's total unit count. These areas are intended to provide lots with a minimum size of 20,000 square feet, with a general expected lot size of approximately 2.5 acres. Being located in the higher portions of the site, custom lots will have panoramic views of the valley below.

The custom lot residential planning area is served by a single cul-de-sac ~~loop road system~~ which is tied ~~to the project's primary accesses,~~ Calle De Oso Oro ~~and Clinton Keith Road~~. The custom lot planning area is targeted toward custom built conventional single-family detached units and is expected to facilitate upscale housing. The areas not developed for residential use will become permanent open space.

- Low Density Residential

The low density residential component will be located in Planning Areas 2 through 11 ~~5~~ and incorporate a maximum of ~~303~~ 839/912 dwelling units on 225.9/245.8 ~~89.2~~ acres at a

density range of 2.0-6.0 dwelling units per acre. The low density areas will absorb over 99 ~~34~~ percent of the specific plan's total unit count. These areas are intended to provide lots within the 6,000 - 10,000 square foot range. The project's extensive golf course /open space component has been integrated in most low density planning areas. In addition to the golf course and/or natural open space, neighborhood parks and pocket parks have been distributed throughout these areas to provide the residents with convenient, close at hand active open space amenities.

The various components of low density residential planning areas have been tied together through the integration of loop road systems which are, in turn, tied to the project's primary access, Calle De Oso Oro. The low density planning areas are intended to be conventional single-family detached units. The single-family products in these planning areas are anticipated to fall within the move-up production housing market.

"The Mitigation Bank Alternative" would result in the conversion of 24.7 acres of area that is proposed for golf course uses under the "Golf Course Alternative" to residential uses with 86 additional medium density single family residential lots.

~~o Medium Density Residential~~

~~The medium density residential component will be located in Planning Areas 6 through 10 and incorporate a maximum of 589 552 dwelling units on 112.0 120.9 acres at a density range of 2.0 - 5.0 3.8 to 6.0 dwelling units per acre. The medium density areas will absorb 57 66 percent of the specific plan's total unit count. These areas are intended to generally provide lots in the with a minimum lot size of 6,000 square feet and a minimum lot and pad size of 5,000 square foot range feet, with the additional requirement that overall lot sizes in these Planning Areas shall each average at least 6,000 square feet. The medium density residential land use planning areas are distributed throughout the Copper Canyon project and represent the primary focus of the conventional single-family residential land use inventory. The project's extensive golf course component has been integrated in many medium density planning areas. In addition to the golf course, neighborhood parks and pocket parks have been distributed throughout these areas to~~

~~provide the residents with convenient, nearby active open space amenities.~~

~~The various medium density residential enclaves are interconnected by a network of collector streets which feed into the project's primary access, Calle Del Oso Oro. The medium density planning areas are designed to accommodate conventional single-family detached units.~~

~~The Mitigation Bank iteration would result in the conversion of 24.7 acres of area that is proposed for golf course uses under the adopted plan to residential uses with 86 additional medium density single family residential lots.~~

- ~~Medium-High Density Residential~~

~~The medium-high density residential component will occupy a single planning area, Planning Area No. 11, and accommodates 120 80 dwelling units on 7.8 acres at a density of 10.1 - 16.0 dwelling units per acre. The medium-high density area represents 12.9 percent of the specific plan total unit count. Specific medium-high density projects will integrate internal recreational amenities for the exclusive use of residents. Due to the relatively high concentration of dwelling units, the planning area has been placed adjacent to the project's primary road, Calle De Oso Oro. The medium-high density area will add to the project's housing diversity and is intended for multiple-family oriented lifestyles, represented by a variety of prospective limited to ownership housing types, including attached single family residences, duplexes, apartments, attached or detached condominiums or townhouses. Apartments or condominiums shall not be permitted.~~

- Residential Standards

  - Final development densities in each planning area shall be determined through a review of tract map or plot plan applications up to the maximum density based upon the following factors:

    - Specific plan consistency

    - Zoning consistency

- Adequate availability of services to serve the proposed density
- Sensitivity to resource protection and neighborhood design in accordance with the specific plan

- Other residential standards including design features, allowable uses, property development standards and implementing approvals are listed according to individual planning area in Section III.E of the Specific Plan and in the District Regulations found in Appendix A of this document.

OPEN SPACE AND RECREATION PLAN

SIGNIFICANT CHANGES:

- The provision of additional golf course woodland/native buffer area and the specification of free-span concrete golf cart crossings at two downstream crossing points;
- The conversion of golf hole 11 into a target golf link, outside the 100 foot setback from the creek;
- The placement of a 60 foot woodland/native vegetation buffer along golf hole 1, 10 and 11;
- The provision of trail easements for the County proposed trail system;
- The movement and expansion of the school/park facility to the area formerly occupied by Planning Area 9 and the expansion of open active park area to 6.2/7.4 acres within a consolidated 18.5/19.7 acre combined facility area.

c. Open Space and Recreation Plan and Standards

This section discusses the open space and recreation elements of the project that serve to make it an attractive and livable community. Key recreational features are shown on Exhibit III-3, Open Space and Recreation Plan.

- Open Space and Recreation Plan

  ~~Fifteen (15)~~ A minimum of 23.8 percent of the entire Copper Canyon Specific Plan site will be dedicated to open space and recreation areas. (Including the 167.3 acre golf course, ~~the specific plan~~, open space and recreation area commitment is ~~251.6~~ 316.7 acres or ~~43~~ 55 percent of the project site). The open space and recreation areas provided for in the Specific Plan, in addition to the golf course, can be grouped into three categories Passive (Natural) Open Space, Nature and Oak Parks, and Joint Use Parks.

  - Passive (Natural) Open Space

    The Mitigation Bank Iteration would include a passive open space commitment of 289.1 acres while the Golf Course Alternative would include 137.0 acres of passive open space. ~~Passive open space will consist of 55 137.8 acres or approximately 19.5 23.8 percent of the project's total area.~~ The passive open space areas serve several important functions within the community including preservation of the native chaparral community and protecting the viewshed of key vistas within the project. Through the preservation efforts of the project's open space areas, various habitats such as oak woodland, riparian areas, native grasslands, rapture habitat, and sensitive wildlife species will be retained. An important issue to understand is that much of the passive open space area within the project is developable. The community philosophy, however, has made a commitment to preserve areas within and around the project site possessing unique biological and aesthetic qualities.

- ~~Nature and~~ Oak Parks

  An additional open space element will be a series of nature and oak parks. The ~~nature and~~ oak park component will consist of seven individual park sites totaling ~~16.6~~ 10.1 acres. The community park would include 6.1 acres of oak park in the Golf Course Alternative and 6.9 acres of oak park in the Mitigation Bank Alternative. Many of the park sites have been designated to preserve and enhance areas having existing oak trees, riparian habitat and other key biological and aesthetic values. The primary resource found in each of these parks are individual large oak trees and oak woodland. It is anticipated that these parks will be dedicated, and maintained by, the City's Community Services District (CSD).

- Joint Use Park

  The specific plan shall provide active recreational park area of 7.0 and 7.4 acres for the Golf Course and Mitigation Bank Iterations, respectively, in a consolidated School/Community Park site totaling 18.5 and 19.7 acres. The following table has been provided to compare active park committments for each alternative.

Active Park Facilities

Park Component	Golf Course Alternative Acres	Mitigation Bank Alternative Acres
Joint Use School/Park	4.4	4.4
Active Park	2.6	3.0
*Oak Parks (Active Area Credit of 75% of Total)	7.5 (75% of 10.1 ac)	7.5 (75% of 10.1 ac)
TOTAL	14.5	14.9
City Park Commission Requirement (5 ac/1000 persons @ 3 persons/du)	12.6	13.8

* The City Parks Commission has allowed the project to receive an active park credit of 75% for its oak park areas.

~~The school would occupy 5.4 acres with 4.4 acres of "joint use" park. Planning Area 13, the former Nature Park, has been incorporated into the school/community park site at 8.9 acres. Of this 8.9 acre area, 1.5 acres of non-environmentally sensitive land has been converted to active recreational area for a total of 6.2 acres of active park area within the school/community park site. For the Mitigation Bank Iteration, an additional 1.2 acres of land would be provided for active park land out of the former Planning Area 9 site. The remainder of the school/community park site, at 6.9 acres, would remain in permanent passive open space to ensure the protection of oak tree resources. This combined use site provides physical open space and recreational to proposed City regional recreational facilities including the Thompson Flying Club as well as the Murrieta Creek Regional Open Space Area located just outside of the project site's eastern boundary. The Copper Canyon Specific Plan will provide a 2.7 12 acre joint use park in association with the elementary school site in Planning Area 12. This park/school will be the primary non-golf active recreational element of the Specific Plan and will support ball fields and picnic areas. In the event the elementary school is not developed on the Copper Canyon site, the size of this active park shall be increased to 7.0 acres. It is anticipated that this park will be dedicated to, and maintained by, the City's CSD.~~ The adjacent 8.0 acre waste water treatment facility, once decommissioned and removed, to be developed as an active park site with Copper Canyon proponents assisting the City in the conversion of this property to active recreational uses.

- Recreational Trail

~~The County has proposed a A recreation trail is proposed to link Murrieta Creek with the Santa Rosa Plateau, roughly through the center of the site and an easement will be provided for this trail. The trail, which would typically be approximately 14 feet in width, will serve equestrians, joggers and hikers, and is illustrated in Exhibit III-4. It is anticipated~~

~~that trail maintenance will be performed by the City's CSD.~~ The County has proposed a recreation trail to link Murrieta Creek with the Santa Rosa Plateau, roughly through the southern portion of the site and an easement will be provided for this trail. ~~The trail, which would typically be approximately 14 feet in width, will serve equestrians, joggers and hikers up to the trail's intersection with Calle Del Oso Oro. To the south of Calle Del Oso Oro,~~ A 10 foot easement for a 2 to 3 foot wide hiking trail will be provided through the project which would traverse towards Cole Canyon along Planning Area 5 and behind Planning Area 2 and the golf course high above the resource areas located along the escarpment. The easement would connect with a County proposed equestrian trail within a one-half acre easement 100 yards south of the 14th green where an elevated glade is located. The County trail at this point would traverse Cole Canyon perpendicularly where it would enter the Santa Rosa Plateau Reserve area. It is anticipated that trail maintenance will be performed by the City's CSD.

- Standards

Open Space standards including design features, allowable uses, property development standards and implementing approvals are listed according to individual planning area in Section E of the Specific Plan and in the District Regulations found in Appendix A of this document.

PLANNING AREA 1
CUSTOM LOT RESIDENTIAL

SIGNIFICANT CHANGES:

1) Limitation of the number of lots to four (4).
2) Shift of area from Planning Area 1 to Open Space.
3) Removal of guard gates.

E. Planning Area Design and Development Standards

1. Planning Area 1

a. Description - Custom Lot (Zone RR-20)

Planning Area 1 is proposed for a low density, gated community of 15 single family estate lots, each generally being ~~108,900~~ ~~20,000~~ square feet or larger in size. This planning area contains ~~82~~ 12 acres with a targeted density of ~~0.2-0.05~~ 0.4 dwelling units per acre, or a maximum of four (4) parcels, and is depicted in Exhibit No. III-22. Lots are expected to be approximately 2.5 acres in size.

This Planning Area is the hilliest development area in the Specific Plan, and lends itself to custom lot sales and development with sweeping views of the Bear Creek Country Club, the Copper Canyon project and the Temecula-Murrieta Valley below. Development will be limited to the greatest extent feasible to an existing graded area.

~~Two neighborhood entry treatments, as depicted in Exhibit II-42, will may be provided to support the concept of a private gated community.~~ One neighborhood entry treatment will be provided which allows identification of the residential enclave and standard access to the custom home areas as depicted in Exhibit II-42. Community walls and fences and fuel modification landscaping will also be integral design elements of this enclave.

Grading will be strictly limited to what is necessary to accommodate a roadway and custom lot home sites. Perimeter fencing will be at the option of the individual home owner. ~~Areas Approximately 72 acres not developed for residential uses will become permanent open space.~~

b. Design Features

- ~~Three~~ One available points of vehicular access
- ~~Two gated neighborhood entries, see Exhibit III-42~~
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-49 and III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines

- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional uses allowed in the RR-20 zone apply to Planning Area 1. These are listed in Section 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 1 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- <u>Lot Specifications</u>

  - Minimum Lot Size: ~~18,000~~ 108,900 square feet
    Minimum Avg. Lot Size: ~~20,000 square feet~~ 2.5 acres

  - Minimum Lot Width: 80 feet
    Minimum Avg. Lot Width: 100 feet

  - Minimum Lot Depth: 150 feet

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

  - Lot Coverage: 50 percent maximum

  - ~~Flag Lots are allowed when necessary to access desirable custom home sites. The minimum width of a flag lot stem shall be 20 feet.~~

- Required Yards:
  - Front: 20 feet
  - Interior Side: 15 feet
  - Corner Side: 15 feet
  - Rear: 20 feet
- Height Restrictions
  - Primary Building: 35 feet or 3 stories
  - Accessory Structure: 15 feet

e. Implementing Approvals

- Prior to any residential development occurring within Planning Area 1, a tentative parcel ~~tract~~ map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 2
10,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Addition of limitations on animal keeping.
2) Movement of development areas 100 feet from the stream channel of Cole Creek.
3) Addition of a 5 foot berm along its frontage with Cole Canyon.

2. Planning Area 2

a. Description - Low Density Residential (Zone RS-10)

Planning Area 2, as illustrated in Exhibit No. III-21, is proposed for low density single family residential uses, generally with a minimum lot size of 10,000 square feet. Planning Area 2 contains 20.6 acres with a targeted density of 2.0 dwelling units per acre, and a total unit count of ~~41~~ 43 dwellings.

The design approach to this Planning Area is to create a very high quality and exclusive residential enclave with two gated entries, with the northerly entry point constituting the primary entry. Portions of the planning area are virtually surrounded by golf course frontage, and where golf is absent, natural open space features and oak parks abound, providing a highly desirable living environment.

Fencing of this area will be in the form of a tubular steel/wire mesh combination to limit access by feral/stray dogs and cats and, in areas where golf course and other views are available, with three-rail fencing utilized to separate development from open space areas. Grading will be limited to the degree possible and will be contoured around the bases of the east-facing slope areas.

Further detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still providing proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis represents a conservative approach to this point.

b. Design Features

- Two points of vehicular access
- One formal neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-48 and III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines

- Please refer to Section F of Chapter III for project-wide landscape guidelines

- Planting of California wild rose in oak tree understories for oak tree protection.

- Five foot berm along rear of lots facing Cole Canyon with a 100 foot buffer between the Creek and the lot.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-10 zone apply to Planning Area 2 and are listed in Section 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 2 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications

  - Minimum Lot Size: 9,000 square feet
    Minimum Avg. Lot Size: 10,000 square feet

  - Minimum Lot Width: 70 feet
    Minimum Avg. lot Width: 75 feet

  - Minimum Lot Depth: 100 feet

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

  - Lot Coverage: 50 percent maximum

- Required Yards

  - Front: 20 feet

- Interior Side: 7.5 feet
- Corner Side: 10 feet
- Rear: 15 feet

- Height Restrictions
  - Primary Building: 35 feet or 3 stories
  - Accessory Structure: 15 feet

e. Additional standards

Due to the planning area's location adjoining Cole Creek, the following additional standards shall apply:

- All buildings ~~rear lot lines~~ shall be located a minimum of 100 feet from the top of the bank of Cole Creek ~~channel~~ or riparian vegetation/wetland, whichever is greater. All parcels which back on to the Cole Creek Corridor shall be provided with five (5) foot high earthen berm at the rear property line.

- Golf Course hole number 11 shall be located a minimum of 100 feet from the top of the bank of Cole Creek ~~Channel~~ or riparian vegetation/wetland, whichever is greater.

- CC&R's shall be established in conjunction with the subdivision of this area which:
  - Prohibit keeping of cats.
  - Limit the weight of dogs kept by residents to a maximum of 25 pounds.
  - Backyard fencing shall be provided in a manner which prevents access, in or out, to all mammal species.
  - Prohibit domestic animals in the adjoining open space area.

- A ten (10) foot wide easement for a two to three foot wide walking nature trail shall be provided on the northwesterly perimeter of this Planning Area, to connect to the County

Equestrian Trail and to a 10 foot wide trial easement along upper Cole Creek for nature education.

f. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 3
7,200 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Reduce number of lots from 105 to 98.

PLANNING AREA 4
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Elimination of provisions for zero-lot line lots with non-standard side yard setbacks.
2) Reduction of lot count from 83 to 68.

4. Planning Area 4

a. Description - Low Density Residential (Zone RS-6)

Planning Area 4 is proposed for single family residential development with a minimum lot size of 6,000 square feet. Lots within this planning area range from 6,000 to 30,000 s.f. and average approximately 7,400 s.f. Planning Area 4 contains 18.0 acres with a targeted density of 3.8 ~~4.6~~ dwelling units per acre and a total of ~~83~~ 68 dwelling units. (See Exhibit III-25).

This Planning Area will entail the development of production single family dwellings, many of which will have views of the Murrieta Creek Corridor which they back up to. While a landscaped buffer will be established along the northeasterly perimeter of this Planning Area to create a compatible transition to the wastewater treatment plant which exists at this location, it is projected that this facility will be de-commissioned in the next few years.

A neighborhood entry feature consistent with Exhibit III-42 will be developed at the neighborhood's southerly point and entry off Calle De Oso Oro. The southerly-most parcels in this area will adjoin the joint use school/park. Community fencing around the planning area will be largely in the form of a tubular steel/wire mesh combination view fence.

More detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still affording proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis to this point represents a conservative approach.

b. Design Features

- Three points of vehicular access
- One Neighborhood Entry, see Exhibit III-42
- Public Streets, see Exhibit III-45
- Sewer Treatment Plant Buffer, see Exhibit III-43
- Community Walls and Fences, see Exhibits III-46 and III-47

- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Planting of California wild rose in oak tree understories for oak tree protection.
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 4 and are described in Section 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements for Planning Area 4 are found in Section 7.4 B of the above referenced District Regulations.

d. Property Development Standards

The property development standards for Planning Area 4 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (Excludes side and rear slopes): 6,000 s.q. feet
  - Minimum Lot Width: 55 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle

- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~
  - Rear: 10 feet
- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 5
65,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Elimination of provisions for zero-lot line lots with non-standard side yard setbacks.

5. Planning Area 5

a. Description - Low Density Residential (Zone RS-6)

Planning Area 5 is proposed for single family residential development with a minimum lot size of 6,000 square feet. Lots within this planning area range from 6,000 to 16,000 s.f. and average approximately 7,400 s.f. Planning Area 5 contains 18.2 acres with a targeted density of ~~4.1~~ 4.3 dwelling units per acre and a total of ~~74~~ 78 dwelling units. (See Exhibit III-26).

Located at the core of Copper Canyon's residential community, this neighborhood is expected to facilitate quality move-up dwellings for families, with a diversity of lot sizes and exposure to the Copper Canyon Golf Course. The neighborhood features two entry treatments off of Calle De Oso Oro as illustrated in Exhibit III-42.

Fencing around the perimeter of this Planning Area will include tubular steel/wire mesh combination where views exist, and a block wall along Calle Del Oso Oro.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-44
- Two neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines
- Planting of California wild rose in oak tree understories for oak tree protection.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-6 zone apply to Planning Area 5 and are described in Section 2.2 of the Copper Canyon District Regulations located in Appendix A of this document.

Temporary Use requirements for Planning Area 5 are found in Section 7.4 B of the above referenced District Regulations.

d. Property Development Standards

The property development standards for Planning Area 4 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (Excludes side and rear slopes): 6,000 sq. feet
  - Minimum Lot Width: 55 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~
  - Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 6
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Clear language regarding minimum pad size of 5,000 square feet.
2) Statement requiring a minimum lot size of 6,000 square feet.
3) Elimination of provisions for zero-lot line lots with non-standard side-yard setbacks.
4) Area associated with Planning Area 12 merged into this planning area and proposed for consistent residential uses

6. Planning Area 6

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 6 is proposed for medium density single family residential uses with a minimum lot ~~and pad~~ size of 6,000 ~~5,000~~ square feet. Lots within this planning area range from 6,000 ~~5,000~~ to 14,000 s.f. and shall have a minimum pad size of 5,000 square feet ~~average approximately 5,900 s.f. at least 6,000 square feet~~. Planning Area 6 contains ~~25.9~~ 38.6 acres with a targeted density of ~~5.4~~ 4.6 dwelling units per acre and a total of ~~141~~ 177 dwelling units. This Planning Area is graphically described in Exhibit No. III-27.

This Planning Area features an entry treatment off of Calle De Oso Oro consistent with Exhibit III-42 and has been designed in a manner where all lots front on short cul-de-sacs, in order to convey an atmosphere of privacy and tranquility, with limited vehicular traffic. The easterly-most lots in this area will adjoin the joint use school/ park site.

Fencing around the perimeter of this Planning Area will include tubular steel where views are available and a block wall along the Calle De Oso Oro and Via Moreno frontages.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 6 and are described in Section 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 6 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: ~~5,000~~ 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Average Lot Size in Planning Area: 6,000 square feet~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~

- Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 7
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Clear language regarding minimum pad size of 5,000 square feet.
2) Statement requiring a minimum lot size of 6,000 square feet.
3) Elimination of provisions for zero-lot line lots with non-standard side-yard setbacks.
4) Reduction of lots from 132 to 118.

7. Planning Area 7

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 7 is proposed for medium density single family residential uses with a minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 16,000 s.f. and average approximately 6,800 s.f., with a requirement for a minimum lot size of 6,000 square feet for this Planning Area. Planning Area 7 contains 24.6 acres with a targeted density of ~~5.4~~ 4.8 dwelling units per acre and a total of ~~132~~ 118 dwelling units. This Planning Area is graphically described in Exhibit No. III-28.

This Planning Area has been designed with the use of cul-de-sacs and limited access to convey a sense of neighborhood privacy. A neighborhood entry feature consistent with Exhibit III-42 has been provided for at the enclave's entry from Via Moreno.

Fencing for the perimeter of this Planning Area will include tubular steel fencing where views are prevalent and a solid block wall along Via Moreno.

b. Design Features

- Three points of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 7 and are described in Section 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 7 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: ~~5,000~~ 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Average Lot Size in Planning Area: 6,000 square feet~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~

- Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 8
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Clear language regarding minimum pad size of 5,000 square feet.
2) Statement requiring a minimum lot size of 6,000 square feet.
3) Elimination of provisions for zero-lot line lots with non-standard side-yard setbacks.
4) Reduction of lots from 127 to 114.

8. Planning Area 8

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 8 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 14,000 s.f. and average approximately 6,500 s.f.~~, with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area.~~ Planning Area 8 contains ~~23.4~~ a maximum of 26.4 acres with a targeted density of ~~5.4~~ 5.4 dwelling units per acre and a total maximum of ~~127~~ 125 dwelling units. This Planning Area is graphically described in Exhibit No. III-29.

This neighborhood features the exclusive use of cul-de-sacs for local circulation, with access to the enclave from Calle De Oso Oro and from Vineyard Avenue. Neighborhood entries consistent with Exhibit III-42 will be provided at the entry points. The southerly tier of lots in this Planning Area will back up to, and enjoy views of, the Copper Canyon Golf Course.

Fencing treatments for the exterior of this Planning Area will include tubular steel view fencing along the golf course frontage and a solid block wall along Vineyard Avenue and Calle De Oso Oro.

b. Design Features

- Two points of vehicular access
- Public Streets, see Exhibit III-45
- Two neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 8 and are described in Section 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 8 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Average Lot Size in Planning Area: 6,000 square feet.~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~

- Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 9
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) ~~Clear language regarding minimum pad size of 5,000 square feet.~~
2) ~~Statement requiring an average lot size of 6,000 square feet.~~
3) ~~Elimination of provisions for zero-lot line lots with non-standard side-yard setback.~~
4) Shift of this most of this residential use area to school/park uses.

9. Planning Area 9

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 9 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 13,000 s.f. and average approximately 6,500 s.f.~~, with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area.~~ Planning Area 9 contains 5.8 acres with a targeted density of 5.6 dwelling units per acre and a total of 31 dwelling units. This Planning Area is graphically described in Exhibit No. III-30.

This Planning Area is designed ~~around three~~ as one cul-de-sac street which provide a sense of neighborhood and privacy. ~~The northerly and easterly~~ planning area perimeters of this enclave include the project's recreational trail and ~~the nature park~~ joint use community park and school site. An entry treatment consistent with Exhibit III-42 is provided for at the neighborhood's entry from Via Moreno.

Fencing around the perimeter of this Planning Area will include a solid wall along Via Moreno~~ and exterior street frontages~~, and a tubular steel view fence around the remainder of the enclave.

b. Design Features

- One point of vehicular access
- Public Streets, see Exhibit III-45
- One neighborhood entry, see Exhibit III-42
- ~~Sewer Treatment Plant Buffers, see Exhibit III-43~~
- Community Walls and Fences, see Exhibits III-46 and III-47
- Front yard landscaping, see Exhibit III-51
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 9 and are described in Section 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 9 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Average Lot Size in Planning Area: 6,000 square feet.~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~

- Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 10
6,000 SQ.FT. MINIMUM LOTS

SIGNIFICANT CHANGES:

1) Clear language regarding minimum pad size of 5,000 square feet.
2) Statement requiring a minimum lot size of 6,000 square feet.
3) Elimination of provisions for zero-lot line lots with non-standard side-yard setbacks.
4) Reduction of lots from 100 to 98.

10. Planning Area 10

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 10 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 17,000 s.f. and average approximately 6,200 s.f.~~, with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area.~~ Planning Area 10 contains a maximum of 24.0 acres with a targeted density of ~~4.8~~ 4.3 dwelling units per acre and a total of ~~100~~ 98 dwelling units. This Planning Area is graphically described in Exhibit No. III-31.

Located southeasterly of the intersection of Calle De Oso Oro and Vineyard Avenue, and accessible with two embellished entries via Vineyard Avenue (see Exhibit III-42), this Planning Area is bounded on three sides by the Copper Canyon Golf Course. Approximately one-half of the lots in this area will have direct frontage along the golf course, with very desirable views. The internal street system utilizes cul-de-sacs to degree feasible to entrance privacy and tranquility.

Fencing treatments for this Planning Area will include tubular steel view fencing along the area's extensive golf course frontage and a solid wall along Vineyard Avenue.

b. Design Features

- Two points of vehicular access
- Two gated neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 10 and are described in Section 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 10 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Average Lot Size in Planning Area: 6,000 square feet~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~

- Rear: 10 feet

- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 10A
7,200 SQ.FT. MINIMUM LOTS

10A. Planning Area 10A

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 10A, as illustrated in Exhibit No. III-32, is proposed for medium density single family residential uses, with a minimum lot size of 7,200 square feet and would be implemented under the Mitigation Bank Iteration where it would occupy former golf course area. Planning Area 10A contains 17.0 acres with a targeted density of 3.3 dwelling units per acre, and a total unit count of 56 dwellings.

The design approach to this Planning Area is to create a very high quality and exclusive residential enclave with the possibility for two gated entries, with the northerly entry point constituting the primary entry. Portions of the planning area are virtually surrounded by open space frontage providing a highly desirable living environment.

Fencing of this area will be in the form of a tubular steel/wire mesh combination to limit access by feral/stray dogs and cats and, in areas where golf course and other views are available, with three-rail fencing utilized to separate development from open space areas. Grading will be limited to the degree possible and will be contoured around the bases of the east-facing slope areas.

Further detailed grading analysis will be necessary to finalize the lot layout for this Planning Area, and it may be possible to increase the lot yield to a minor degree while still providing proper protection for oak tree resources which are present. Any increase in yield shall be subject to the provisions of Section G of this Chapter. The level of grading analysis represents a conservative approach to this point.

b. Design Features

- Two points of vehicular access
- One formal neighborhood entry, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Fuel modification buffer, see Exhibits III-48, III-48 and III-50
- Please refer to Section F of Chapter III for project-wide architectural guidelines

- Please refer to Section F of Chapter III for project-wide landscape guidelines

- Planting of California wild rose in oak tree understories for oak tree protection.

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 2 and are listed in Section 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 2 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 7,200 square feet
  - Minimum Lot Width: 60 feet
  - Minimum Lot Depth: 100 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - Lot Coverage: 50 percent maximum
- Required Yards
  - Front: 20 feet
  - Interior Side: 7.5 feet
  - Corner Side: 10 feet

- Rear: 15 feet
- Height Restrictions
  - Primary Building: 35 feet or 3 stories
  - Accessory Structure: 15 feet

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 11
~~MULTIPLE FAMILY RESIDENTIAL~~
SINGLE FAMILY RESIDENTIAL
6,000 SQUARE FOOT LOTS

SIGNIFICANT CHANGES:

1) Exclusion of apartments.
2) ~~Requirement for gate-guarding.~~
3) Height limit of two (2) stories.
4) Exclusion of condominiums
5) Provisions for a ~~40~~45' rear setback (east side of Planning Area)
6) Limitation of number of dwelling units to a maximum of 30.

11. Planning Area 11

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 11 is proposed for medium density single family residential uses with a minimum lot size of 6,000 square feet and minimum pad size of 5,000 square feet. Lots within this planning area range from 6,000 to 17,000 s.f. and average approximately 6,200 s.f.~~, with a requirement for a minimum average lot size of 6,000 square feet for this Planning Area.~~ Planning Area 11 contains a maximum of 7.8 acres with a targeted density of 3.8 dwelling units per acre and a total of 30 dwelling units. This Planning Area is graphically described in Exhibit No. III-32.

Fencing treatments for this Planning Area will include tubular steel view fencing along the area's extensive oak woodland.

b. Design Features

- Two points of vehicular access
- Two gated neighborhood entries, see Exhibit III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 10 and are described in Section 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 11 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Lot Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
  - ~~Minimum Lot Size in Planning Area: 6,000 square feet~~
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
  - Rear: 10 feet
- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet
- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

~~a. Description - Medium-High Density Residential (Zone RM)~~

~~Planning Area 11 is proposed for the development of up to 120-80 medium-high density planned unit development residential attached residences, duplexes, apartments, attached and detached condominiums or townhomes. Housing developed in this area shall be limited to ownership housing; apartments are prohibited. Planning Area 11 contains 7.8 acres with a targeted density of 16.0-10.0 dwelling units per acre as shown on Exhibit No. III-32. The potential development will likely combine privately owned units, each with a private yard area, and common open space areas containing recreational amenities.~~

~~This use is appropriately located near the intersection of Calle De Oso Oro and Clinton Keith Road, with easy pedestrian access to an adjoining oak park and the neighborhood commercial site on Clinton Keith.~~

~~b. Design Features~~

- ~~Four points of vehicular access~~
- ~~Community Walls and Fences, see Exhibits III-46 and III-47~~
- ~~Please refer to Section F of Chapter III for project-wide architectural guidelines~~
- ~~Please refer to Section F of Chapter III for project-wide landscape guidelines~~
- ~~Planting of California wild rose in oak tree understories for oak tree protection.~~
- ~~The site shall be fenced and developed with a gate-guarded security system if developed with town homes. If developed with other single family residential use types then no gate-guarded security system shall be required.~~
- ~~Provision for a minimum 40-45 foot rear setback along north~~

~~easterly boundary and adjoining existing single-family residences. Where topographic variations exist. The remaining easterly site boundary will be buffered with evergreen vegetation. If single family residential housing is constructed then a landscape buffer and 35 foot rear building foot print setback will be required.~~

~~c. Allowable Uses~~

~~Permitted and Conditional Uses allowed in the RM zone apply to Planning Area 11 and are described in Section 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 11 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.~~

- ~~Lot definitions - Applicable to a Townhome or Detached Condominium Development~~
  - ~~Townhome / Detached Condominium lot: A residential townhome lot shall consist of the land beneath one dwelling unit and any private yard area assigned for exclusive use by that unit.~~
  - ~~Common lot: A common lot shall consist of all areas which are not privately owned and which are intended for common usage and maintenance by all homeowners within the townhome complex. Common lots may contain recreational facilities, walkways, parking areas, landscaping, and similar features.~~
- ~~Lot Specifications~~
  - ~~Lot sizes and dimensions will be determined at the time of plot plan/condominium map approval. No~~

~~regulations are proposed governing the design, shape, or size of common lots.~~

- ~~Building Setbacks~~
  - ~~Adjacent to public street: 20 feet (25 feet from Calle Del Oso Oro) (measured from the R.O.W. line)~~
  - ~~Northeasterly rear property line: Minimum 40 45 feet~~
  - ~~All other exterior property boundaries: 10 feet~~
  - ~~Adjacent to a private street or drive: 15 feet (measured from the back of curb)~~
  - ~~Separation between freestanding buildings: 10 feet or as allowed by the Uniform Building Code (UBC) and Uniform Fire Code (UFC).~~
- ~~Height Restrictions~~
  - ~~Primary Buildings: 35 feet or 32 stories maximum.~~
- ~~Additional Standards~~
  - ~~25 percent of the total site shall be reserved for landscaping or recreational amenities. Private yards may be included in this percentage calculation.~~
  - ~~The formation of a Homeowners Association with CC & R's governing the use and maintenance of common areas is required before a certificate of occupancy is issued.~~

~~c. Implementing Approvals~~

- ~~Prior to any residential townhome development within this planning area, a plot plan and tentative condominium map must be approved as specified in the Murrieta Municipal Code.~~

PLANNING AREA 12
SCHOOL / PARK

SIGNIFICANT CHANGES:

1) Requirement to increase joint-use park to 7.0 acres if school is not built.
2) Elimination of provisions for zero-lot line lots with non-standard side setbacks (for areas to be developed residential if school is not developed).
3) Planning Area moved to Planning Area 9 location and combine with Planning Area 13, Nature Park.
4) Location of Planning Area 12 merges with Planning Area 6 and changes to residential uses.
5) Park/school site increased to a maximum of 19.7 acres adjoining open space with oak tree resources and future park at existing treatment facility.

12. Planning Area 12

a. Description - Medium Density Residential (Zone RS-5)

Planning Area 12 contains ~~12.7~~ a maximum of 19.7 acres and is also designated as a potential 5.4 acre elementary school site in conjunction with a ~~2.7~~ 4.4 acre joint use park for acquisition by the Murrieta Valley Unified School District (see Exhibit III-33). Of this joint-use park area, a maximum of 7.5 acres will be developed with active recreational uses. ~~In the event that the school site is not developed, the active park area shall be increased to 7.0 acres.~~

~~In the event that the property is not acquired by the School District, the 5.7 acre remaining area, after establishment of the 7.0 acre active park, area is proposed for medium density single family residential uses with a minimum lot size of 5,000 square feet and a targeted density of 5.5-6.5 dwelling units per acre for a maximum total of 55-37 dwelling units.~~ Planning Area 9 standards shall apply to this area if residential uses are to be constructed.

b. Design Features

- Three points of vehicular access
- Public Streets, see Exhibit III-45
- Neighborhood entry, see Exhibits III-42
- Community Walls and Fences, see Exhibits III-46 and III-47
- Please refer to Section F of Chapter III for project-wide architectural guidelines
- Please refer to Section F of Chapter III for project-wide landscape guidelines

c. Allowable Uses

Permitted and Conditional Uses allowed in the RS-5 zone apply to Planning Area 12 and are described in Section 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 12 are derived from Section 2.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

- Lot Specifications
  - Minimum Lot Size: 6,000 square feet
  - Minimum Pad (excludes side and rear slopes): 5,000 sq. feet
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: 80 feet
  - Minimum Lot Frontage: 35 feet on a cul-de-sac or knuckle
- Required Yards
  - Front (Main Residence): 20 feet
    Front (Front entry garage): 18 feet
    Front (Side entry garage): 10 feet
  - Side (Interior): 5 feet
    Side (Corner Lot): 7.5 feet
    ~~Side (Zero Lot Line - one side only): 10 feet~~
  - Rear: 10 feet
- Height Restrictions
  - Primary Building: 30 feet or 2 stories
  - Accessory Building: 15 feet

- Additional Standards
  - Only single story structures shall be allowed on corner lots.

e. Implementing Approvals

- Prior to the development of an elementary school within this Planning Area, a plot plan must be approved pursuant to the City of Murrieta Municipal Code.

- Prior to any residential development occurring within this Planning Area, a tentative tract map must be approved pursuant to the City of Murrieta Municipal Code.

PLANNING AREA 16
GOLF COURSE

SIGNIFICANT CHANGES:

1) Inclusion of the requirements of the 404 permit process in this Specific Plan section, including conditions and exhibits.
2) Inclusion of the project biologist's additional recommendations.
3) The provision of additional golf course woodland/native buffer area and the specification of free-span concrete golf cart crossings at two downstream crossing points;
4) The conversion of golf hole 1, 10 and 11 into a target golf link, outside the 100 foot setback from the creek;
5) The placement of a 65 foot woodland/native buffer along golf hole 10;
6) Reservation of the right to convert the golf course into an open space mitigation bank.

16. Planning Area 16

a. Description - Golf Course (Zone OS-AR)

Planning Area 16 contains the Copper Canyon project's 18 hole ~~municipal~~ golf course on 167.3 acres of land and includes fairways, greens, tees, and course hazards, designed to championship specifications. Exhibit No. III-37 describes the general layout of the golf course and related amenities.

The planning for the golf course involves a careful integration of championship golf course design, flood control, biological resource preservation and enhancement values and minimized grading and streambed alteration. The principal design objective is to fully utilize the scenic nature of the Cole Creek corridor and its accompanying foliage and at the same time providing a practical method for protecting the water shed and resources. The exterior boundaries of the golf course will be treated with a three-rail wood fence.

b. Design Features

- Recreation Trail, see Exhibit III-4
- Wildlife corridor, Exhibit III-13
- Fuel modification buffer, see Exhibits III-48, III-49 and III-50
- Please refer to Section F of Chapter III for project-wide landscape guidelines
- Potential for location of meeting rooms and low-profile retreat facilities in golf course areas
- Concrete free-span crossing at the two down stream locations with a minimum height of 6 feet and 60 feet between support piers.
- Placement of a 65 foot wide buffer along Hole 1, 10 and 11.
- Reservation of the right to convert the golf course into an open space mitigation bank.

c. Allowable Uses

Permitted and Conditional Uses allowed in the OS-AR zone apply to Planning Area 16 and are described in Section 4.2 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 found in Section 4.3 of the Copper Canyon Specific Plan District Regulations and are intended as a supplement 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.

e. Additional Standards

- The following conditions as established by the U.S. Army Corps of Engineers through the Section 404 permit process shall be incorporated into the precise design of the golf course:

  1. The permittee shall perform annual surveys of all streams, wetlands, and areas of ponded water (such as reservoirs, detention basins, and golf course ponds) on the project site for bullfrogs (*Rana catesbiana*) between March and July. If bullfrogs or their larvae are detected, they shall be eradicated in accordance with recommendations provided by the U.S. Fish and Wildlife Service.

  2. If the project construction in and adjacent to Cole Creek has not been completed prior to April 1, 1996, the permittee shall retain a qualified biologist to supervise all grading, excavation, and other ground disturbing activities in and adjacent to Cole Creek. If the least Bell's vireo (*Vireo bellii pussillus*) or southwestern willow flycatcher (*Empidonax traillii extimus*) are detected during project construction, all activity in and adjacent to Cole Creek shall cease, at which time the permittee shall contact the Corps of Engineers and the U.S. Fish and Wildlife Service

(USFWS) regarding the need to initiate a Consultation pursuant to Section 7 of the Endangered Species Act. Construction shall not resume until the permittee has received written clearance from the Corps of Engineers. Upon completion of the project, the permittee shall submit a report to the Corps and the USFWS describing the outcome of site monitoring.

3. The permittee shall install and maintain three cowbird (*Molothrus ater*) traps within the Cole Creek floodplain. The permittee shall receive written approval of the installation, operation, and maintenance protocols from the U.S. Fish and Wildlife Service prior to initiation of project construction. The permittee shall provide a mechanism to ensure perpetual operation and maintenance of these traps.

4. In order to mitigate for impacts to waters of the U.S. the permittee shall create and enhance six acres of waters of the U.S. as described in the *Copper Canyon Country Club Mitigation Monitoring Program*, prepared by Tierra Madre Consultants, dated June 9, 1995, as amended in the letter, dated October 13, 1995, from LSA Associated, Inc., entitled Copper Canyon Country Club, project revisions. The permittee shall ensure that all mitigation areas contain less than 5% relative coverage of giant reed (*Arundo donax*) or salt cedar (*Tamarix* spp.) for the duration of the monitoring period.

5. Prior to initiating construction, the permittee shall post an irrevocable letter of credit or performance bond for 120% of the anticipated cost of the mitigation and monitoring associated with the project. The bonding company must appear on the Department of Treasure Circular 570, *Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies*. The performance bond shall be conditioned such that if the permittee defaults on the mitigation requirements stated under Special Condition 3, the bonding company shall assume all responsibility for the mitigation requirements of this

permit. The performance bond shall be released only upon a determination by the Corps that successful mitigation has been completed.

6. The permittee shall retain a qualified archeologist to supervise all grading, excavation, and other ground disturbing activities within 50 yards of archeological sites Riv-1139, 1139a, and 2815, and to ensure that all known or newly discovered cultural resources are avoided. Specific monitoring procedures shall be at the discretion of the qualified archeologist. If previously undiscovered or undocumented cultural resources are discovered, all construction activity within 50 yards of the find(s) will cease, at which time the qualified archeologist will determine the significance of the potential cultural resource and the need to contact the Army Corps of Engineers in order to coordinate with the State Historic Preservation Officer pursuant to 33 CFR Part 325 Appendix C. Construction activities shall not resume until the significance of the find(s) is determined, and appropriate data recovery measures, if necessary, are completed. Upon completion of the project the permittee shall submit a report to the Corps describing the outcome of site monitoring.

7. Prior to initiating construction, the permittee shall record a conservation easement or covenant, which shall run with the land, obligating the permittee or their successor to maintain Cole Creek as natural open space in perpetuity. The permittee shall receive written approval from the Corps of this easement or covenant prior to it being recorded.

8. Prior to initiating construction, the permittee shall provide the Corps with a letter from the City of Murrieta indicating that the City understands and agrees to abide by all terms and conditions of this authorization.

- The following recommendations of the project biologist shall also be incorporated into the precise design of the golf course.

1. Maintenance Activities within Mitigation Areas

Once established, the proposed mitigation areas will not adversely impacted by maintenance activities. Any maintenance within mitigation areas will be limited to activities which are in accordance with the Mitigation and Monitoring Program. Maintenance activities which may be performed within mitigation areas include the following:

- Eradication of non-native vegetation
- Eradication of pest species (brown-headed cowbirds and bullfrogs)
- Removal of trash (does *not* include organic detritus such as dead limbs and leaves).

Within the water quality management basins (National Pollution Discharge Elimination System [NPDES] basins), maintenance activities will include the periodic removal of sediments and other materials. Within the NPDES basins, the mitigation areas will only be established in a circular band, varying in width from about 15 to 30 feet, around the margin of each basin. For water quality management purposes, maintenance activities (such as sediment removal) will be restricted to the central portion of the basins and will not impact the surrounding circular mitigation areas. A single roadway, about 12 feet in width, will provide access through the mitigation area to each NPDES basin.

2. Maintenance within Fairway Crossings

In order to minimize adverse effects (i.e., habitat fragmentation and disturbance), the following selective maintenance protocol will be used for fairway crossings in place of the previously proposed protocol. In addition, the number of fairway crossing which require maintenance has been reduced from three to two. An additional area of maintenance at golf hole 9 will be located along the edge of Cole Creek, but will not cross it.

The proposed golf course includes two fairway (play) crossings over Cole Creek, at holes 7 and 8 and an edge treatment at hole 9. Vegetation within these three areas will be selectively trimmed to maintain line-of-sight between fairway/tees and greens, for purposes of golf play (Exhibits III-37a and III-37b). Vegetation will be trimmed to maintain a height of 10 to 15 feet, depending on location within the crossing area.

Shrubs or small trees which typically do not exceed 10 to 15 feet in height, such as mulefat (*Baccharis salcifolia*) and narrow-leaved willow (*Salix extigua*), will be trimmed only if they protrude into the line-of-sight and then only to remove the protruding branches. Trimming or pruning of large trees (including existing trees and trees which may become established in the future) will depend on their location within the crossing area. Trees located toward the edges of the crossing areas, where they do not interfere with line-of-sight, will be retained with maintenance limited to removal of protruding branches. Trees which are centrally located within the crossing areas will be pruned to maintain a height of 10 to 15 feet.

Maintenance will be performed on an annual basis only and will not coincide with the avian nesting season (i.e., maintenance will be performed in October). Maintenance of individual trees or shrubs will be performed only as needed; for instance, a large tree at the edge of the crossing area may require pruning only once every three years, whereas a large tree near the center of the crossing may be trimmed every year to ensure that it does not obscure the line-of-sight. In the case of large shrubs, it is anticipated that only a few shrubs will require trimming each year and that it will not be necessary to trim each shrub every year.

3. Golf Cart Crossings

In order to minimize adverse effects of the golf cart crossings (i.e., habitat fragmentation and disturbance), the previously proposed designs have been modified,

the flood-control maintenance protocol has been revised, and the number of crossings has been reduced to a total of four.

The two downstream golf cart crossings (at golf holes 6 and 7) will consist of concrete bridge rather than the previously proposed wooden bridges (see Exhibit III-37c). These two crossings are the longest proposed cart bridges at 250 feet and 190 feet, respectively. The concrete bridges will have clear spans of about 60 feet between support piers versus clear spans of about 12 feet with wooden bridges. The concrete bridges will have a minimum height of 6 feet above the bed of Cole Creek versus a height of 2 to 4 feet with the previously proposed wooden bridges. The two upstream cart crossings will consist of wooden bridges which will have minimum heights of 5 feet above the bed of Cole Creek.

For flood control purposes, a selective maintenance protocol (similar to the maintenance protocol described above for fairway crossings) will be implemented in areas adjacent to the crossings. Within a swath 10 feet wide on the upstream side and 5 feet wide on the downstream side of each bridge, trees and shrubs will be pruned or thinned to allow the passage of flows and water-forne debris during major streamflow events.

In the maintenance area, vegetation will be maintained at a height of 6 feet to minimize obstructions between the streambed surface. Vegetation may be selectively thinned, by removing some shrubs and trees, to allow passage of stormflows and water-borne debris. Large trees will be retained to the greatest extent feasible, however, low-growing branches (within 6 feet of the streambed) will be removed. Beneath the bridges, vegetation will be trimmed to maintain a height of even with the underside of the bridge and some individual trees and shrubs may be removed.

4. Vegetation Buffer

In addition to the buffer plantings described in the EIR Mitigation and Monitoring Program, native

shrubs will be planted adjacent to hole 9. The proposed project activities include the placement of fill material within an area of 0.16 acre for construction of golf hole 9. Following completion of golf course construction and as part of the mitigation program, the area of fill will be planted with native shrubs, as listed in the Mitigation and Monitoring Program, to act as a buffer between golf course activities and habitat with Cole Creek.

- The following additional provisions shall be made in the design of the golf course:

  - Move fairway no. 1 north and totally out of the 100 foot buffer and work with the E.M.A./RCD and Corps of Engineers to modify the grading for mitigated wetlands on the south side of fairway number 1, retaining the buffering.

  - Make the following changes to the prior design and adjust the Specific Plan to reflect the design changes:

    a. Hole 18 alternative green that crosses the creek was removed;

    b. Golf cart crossings were consolidated from 8 to 4 using precast concrete spanning up to 60 feet;

    c. Creek buffer planting of native woodland vegetation, 60 feet wide was incorporated into the design along Holes 1, 10 and 11;

    d. A covenant that runs with the land requiring the owner to maintain the wetlands and mitigation per the permits and E.I.R.;

    e. Selective creek maintenance - no clear cutting (only selective pruning) specifically fairways at 7 and 8 and the golf course crossing.

  - Eliminate the fairway on Hole 11 and make this a tee to green target golf hole and move the green tees north and totally out of the 100 foot buffer.

- The golf course and associated mitigation shall be developed substantially in conformance with Exhibit III-37d.

f. Implementing Approvals

- Prior to any golf course or other development within this planning area, a landscape plan must be approved by the City Planning Director and a grading permit shall be issued.

IV. Mitigation Refinements

IV. Mitigation Refinements

A. Introduction

Under each of the following major categories are mitigation measures proposed in previous EIR documentation. After each measure is reiterated, the ways in which the measure has been subsequently refined based on public involvement after EIR certification will be provided.

B. Vegetation and Wildlife Habitat Management Plan

1. Previous EIR Mitigation Measures

B-3 Cole Creek shall be monitored by a City approved biological consultant to determine the presence of non-native and/or intrusive plants into the creek and upper reaches of the Canyon on a quarterly basis. The golf course operator shall be responsible for funding the monitoring activity which shall be summarized in a report which shall be submitted to the City of Murrieta and The Nature Conservancy. The report shall detail and confirm the methods and timing of the intrusive plant material removal operation to be completed based on the findings of the study.

B-4 To address project impacts on coastal sage scrub and Category 2 species, the project proponent shall provide fair compensation to a regional habitat agency or organization, such as the Riverside County Habitat Conservation Agency, or The Nature Conservancy. The compensation shall be in the form of on-site land donation to the agency or organization for uses consistent with their conservation objectives. The loss of 14 acres of coastal sage scrub habitat shall serve as the basis for determining compensation, although compensation may be directed toward preservation of other habitat values.

B-5 Prior to issuance of grading permits the project proponent shall prepare a Vegetation and Wildlife Management Plan for the project site in cooperation with the City of Murrieta with input as determined appropriate from the California Department of Fish and Game (DFG), U. S. Army Corps of Engineers (Corps) and The Nature Conservancy. The plan shall include goals, performance standards and remedies that focus on ensuring the long-term viability of both preserved habitat areas and areas that are to be restored as mitigation for project impacts. The plan shall identify separate measures as they apply to the golf course operator, residents and commercial operators. Measures shall be derived where appropriate from the Copper Canyon

Specific Plan EIR and shall include, but necessarily limited to, components that address the following:

- Prevention and removal of invasive plant species;
- Control of domestic pets;
- The long-term success of on-going maintenance of wetland and oak woodland restoration areas;
- The use of Best Management Practices (BMP's) to avoid potential contamination of riparian habitat and wetland areas from storm water runoff, excessive irrigation and the effects of fertilizers and pesticides/herbicides.
- Design and management measures to limit access to sensitive habitat areas;
- The use of fire management and prevention techniques that minimize damage to sensitive habitat areas.

B-7 Only native plant species shall be uses in plant palettes proposed for the corridor on the project site consistent with the Vegetation and Wildlife Habitat Management Plan.

2. Post-EIR Certification Refinements

The following preliminary table (subject to final approval by the agencies and organizations as set forth in EIR mitigation measure B-5) has been prepared since the adoption of the specific plan to guide the Vegetation and Wildlife Management Plan.

Table IV-1

Copper Canyon Country Club Vegetation and Wildlife Habitat Management Plan: Issues, Agencies and Goals

RESOURCE/ISSUE	INVOLVED AGENCIES							MANAGEMENT GOALS
	COE	FWS	WQB	DFG	CDF	TNC	COM	
Sensitive Species	X	X		X			X	Least Bell's vireo - provide continued opportunities for species to use site, improve habitat in potential nesting area, control brown-headed cowbirds. Red-legged frog - maintain areas of potential habitat (pools in riparian woodlands), control bullfrogs. Other species - no direct management activities, maintain habitat through overall management.
Natural Communities: Riparian Woodland Oak Woodland Chaparral	X		X	X	 X X		X	Maintain ecological functions and values (self-sustaining, resistant to invasion by exotics, retain nutrients, maintain biotic interactions) including natural processes such as flooding and fire; comply with applicable regulations (e. g. City of Murrieta Mature Tree Preservation, Cutting and Removal Ordinance.
Wetlands Mitigation	X		X	X			X	Establish 5.6 acres of riparian woodland with ecological functions and values intact and incorporate water quality functions in certain mitigation areas.
Oak Woodland Mitigation							X	Establish or enhance oak woodland with ecological functions and values intact.
Wildlife Corridors	X			X		X	X	Maintain habitat linkage between the Santa Rosa Plateau Reserve and Murrieta Creek.
Invasive Plants	X			X		X	X	Prevent establishment of non-native, invasive plant species (e. g . around, pampas grass and tamarisk) in open space areas.
Domestic Animals	X			X		X	X	Control domestic pets to preclude their intrusion into natural areas.
Human Access and Intrusion	X			X		X	X	Provide active and passive recreational opportunities while minimizing disturbance of surrounding areas of natural habitat.
Storm water and Irrigation Runoff	X		X	X			X	Comply with NPDES requirements as well as state, county and city water quality requirements.
Fire Management				X	X	X	X	Maintain the role of fire as a natural component of the ecosystem while keeping hazard and risk at acceptable levels given surrounding land uses.
Golf Course Maintenance	X			X			X	Maintain vegetation at cart and fairway crossings to provide unobstructed access and play routes, avoid flood hazards and minimize disturbance of habitat.
Pest Species	X	X		X		X	X	Eliminate or minimize on-site populations of pest species including brown-headed cow bird and bullfrog.
Santa Rosa Plateau Reserve						X		Prevent site from becoming a vector for intrusion in Reserve by humans, domestic animals, fire pests (cowbirds, bullfrogs), invasive plants.

As indicated in Table IV-1, specific goals have been defined for the Vegetation and Wildlife Habitat Management Plan.

These goals are the guiding principals in the further refinement of the specific plan.

C. Golf Course Design

1. Previous EIR Mitigation Measures

B-6 Prior to the implementation of Phase IV (Golf Course) of the specific plan, a cooperative process shall be established involving the City of Murrieta Planning Department, a habitat restoration biologist selected by the City, the project proponent and the golf course architect. The project shall evaluate alternative golf course designs that minimize grading, fairway and golf cart crossings, with the overall goal to minimize impacts on biological resources within Cole Canyon to the maximum extent feasible. Consideration shall be given to a wide range of golf course designs as outlined in the specific plan's Hillside Development Concept, Planning Area 16 and 18 which would include, but not limited to, target courses which minimize the area devoted to fairways and in-situ preservation of natural habitat between greens. Because the design of the golf course and the Cole Canyon Creek corridor may indirectly affect resources within the Santa Rosa Plateau Ecological Reserve, The Nature Conservancy shall be consulted during the process. Upon completion of a final design acceptable to the involved parties, and prior to initiating golf course/club grading, a conservation easement or covenant which shall run with the land, shall be recorded by the project proponent to obligate the proponent and any successors to maintain Cole Creek (as specifically defined in the easement or covenant) as natural open space in perpetuity. The project proponent shall receive written approval from the Corps of this easement or covenant prior to it being recorded.

2. Post-EIR Certification Refinements

The above mitigation measures have been incorporated into the specific plan development standards as follows:

- The following recommendations of the project biologist shall also be incorporated into the precise design of the golf course.

1. Maintenance Activities within Mitigation Areas

Once established, the proposed mitigation areas will not adversely impacted by maintenance activities. Any maintenance within mitigation areas will be limited to activities which are in accordance with the

Mitigation and Monitoring Program. Maintenance activities which may be performed within mitigation areas include the following:

- Eradication of non-native vegetation
- Eradication of pest species (brown-headed cowbirds and bullfrogs)
- Removal of trash (does *not* include organic detritus such as dead limbs and leaves).

Within the water quality management basins (National Pollution Discharge Elimination System [NPDES] basins), maintenance activities will include the periodic removal of sediments and other materials. Within the NPDES basins, the mitigation areas will only be established in a circular band, varying in width from about 15 to 30 feet, around the margin of each basin. For water quality management purposes, maintenance activities (such as sediment removal) will be restricted to the central portion of the basins and will not impact the surrounding circular mitigation areas. A single roadway, about 12 feet in width, will provide access through the mitigation area to each NPDES basin.

2. Maintenance within Fairway Crossings

In order to minimize adverse effects (i.e., habitat fragmentation and disturbance), the following selective maintenance protocol will be used for fairway crossings in place of the previously proposed protocol. In addition, the number of fairway crossing which require maintenance has been reduced from three to two. An additional area of maintenance at golf hole 9 will be located along the edge of Cole Creek, but will not cross it.

The proposed golf course includes two fairway (play) crossings over Cole Creek, at holes 7 and 8 and an edge treatment at hole 9. Vegetation within these three areas will be selectively trimmed to maintain line-of-sight between fairway/tees and greens, for purposes of golf play (Exhibits III-37a and III-37b of

the Specific Plan). Vegetation will be trimmed to maintain a height of 10 to 15 feet, depending on location within the crossing area.

Shrubs or small trees which typically do not exceed 10 to 15 feet in height, such as mulefat (*Baccharis salcifolia*) and narrow-leaved willow (*Salix extigua*), will be trimmed only if they protrude into the line-of-sight and then only to remove the protruding branches. Trimming or pruning of large trees (including existing trees and trees which may become established in the future) will depend on their location within the crossing area. Trees located toward the edges of the crossing areas, where they do not interfere with line-of-sight, will be retained with maintenance limited to removal of protruding branches. Trees which are centrally located within the crossing areas will be pruned to maintain a height of 10 to 15 feet.

Maintenance will be performed on an annual basis only and will not coincide with the avian nesting season (i.e., maintenance will be performed in October). Maintenance of individual trees or shrubs will be performed only as needed; for instance, a large tree at the edge of the crossing area may require pruning only once every three years, whereas a large tree near the center of the crossing may be trimmed every year to ensure that it does not obscure the line-of-sight. In the case of large shrubs, it is anticipated that only a few shrubs will require trimming each year and that it will not be necessary to trim each shrub every year.

3. Golf Cart Crossings

In order to minimize adverse effects of the golf cart crossings (i.e., habitat fragmentation and disturbance), the previously proposed designs have been modified, the flood-control maintenance protocol has been revised, and the number of crossings has been reduced to a total of four.

The two downstream golf cart crossings (at golf holes 6 and 7) will consist of concrete bridge rather than the

previously proposed wooden bridges (see Exhibit III-37c of the Specific Plan). These two crossings are the longest proposed cart bridges at 250 feet and 190 feet, respectively. The concrete bridges will have clear spans of about 60 feet between support piers versus clear spans of about 12 feet with wooden bridges. The concrete bridges will have a minimum height of 6 feet above the bed of Cole Creek versus a height of 2 to 4 feet with the previously proposed wooden bridges. The two upstream cart crossings will consist of wooden bridges which will have minimum heights of 5 feet above the bed of Cole Creek.

For flood control purposes, a selective maintenance protocol (similar to the maintenance protocol described above for fairway crossings) will be implemented in areas adjacent to the crossings. Within a swath 10 feet wide on the upstream side and 5 feet wide on the downstream side of each bridge, trees and shrubs will be pruned or thinned to allow the passage of flows and water-borne debris during major stream flow events.

In the maintenance area, vegetation will be maintained at a height of 6 feet to minimize obstructions between the streambed surface. Vegetation may be selectively thinned, by removing some shrubs and trees, to allow passage of storm flows and water-borne debris. Large trees will be retained to the greatest extent feasible, however, low-growing branches (within 6 feet of the streambed) will be removed.. Beneath the bridges, vegetation will be trimmed to maintain a height of even with the underside of the bridge and some individual trees and shrubs may be removed.

4. Vegetation Buffer

In addition to the buffer plantings described in the EIR Mitigation and Monitoring Program, native shrubs will be planted adjacent to hole 9. The proposed project activities include the placement of fill material within an area of 0.16 acre for construction of golf hole 9. Following completion of golf course construction and as part of the mitigation program, the area of fill will be planted with native

shrubs, as listed in the Mitigation and Monitoring Program, to act as a buffer between golf course activities and habitat with Cole Creek.

- The following additional provisions shall be made in the design of the golf course:

  - Move fairway no. 1 north and totally out of the 100 foot buffer and work with the E.M.A./RCD and Corps of Engineers to modify the grading for mitigated wetlands on the south side of fairway number 1, retaining the buffering.

  - Make the following changes to the prior design and adjust the Specific Plan to reflect the design changes:

    a. Hole 18 alternative green that crosses the creek was removed;

    b. Golf cart crossings were consolidated from 8 to 4 using precast concrete spanning up to 60 feet for the down-stream crossings;

    c. Creek buffer planting of native woodland vegetation, 60 feet wide was incorporated into the design along Holes 1, 10 and 11;

    d. A covenant that runs with the land requiring the owner to maintain the wetlands and mitigation per the permits and EIR;

    e. Selective creek maintenance - no clear cutting (only selective pruning) specifically fairways at 7 and 8 and the golf course crossing.

  - Eliminate the fairway on Hole 11 and make this a tee to green target golf hole and move the green tees north and totally out of the 100 foot buffer.

- The golf course and associated mitigation shall be developed substantially in conformance with Exhibit III-37d of the Specific Plan.

D. Wetlands Permit Conditions

1. Previous EIR Mitigation Measures

B-1 Avoid the grading and filling of any suitable habitat within Cole Canyon Creek. Prior to final design of the golf course, a nocturnal survey for the red-legged frog shall be conducted during the appropriate breeding season. The conclusions resulting from the survey shall be considered as part of the negotiation process established between the project proponent, the City of Murrieta and the managing agencies of the Santa Rosa Plateau. If the golf course ponds become occupied by the red-legged frog, an agreement between the project proponent or golf course operator/owner and the appropriate resource agencies shall be executed in order to address potential conflicts that could arise between operation and management of the golf course and protection of the species. The agreement shall include measures for the control of bullfrog populations within the Cole Canyon Corridor.

B-2 Avoid impacts to riparian areas and replace habitat at 2:1 ratio. A mitigation plan has been prepared for inclusion in 404/1603 permit applications which are currently in process. The plan calls for the creation of 5.6 acres of riparian habitat which will result in a net increase in on-site riparian habitat by 2.8 acres (see Exhibit II-31, Wetlands Mitigation Areas).

If grading of Planning Areas 2, 5, 8, 10, 15 or 17 is to occur during the months of May through September, a focused least Bell's vireo survey shall be prepared prior to the commencement of grading. If birds are found, no grading will be allowed within these planning areas until after the end of the nesting season. If no birds are found during the initial survey, monthly monitoring of Cole Canyon Creek for vireo occupation shall take place while any grading is occurring in the above-referenced planning areas during the months of May through September.

2. Post-EIR Certification Refinements

The above mitigation measures have been incorporated into the specific plan development standards as follows:

- The following conditions as established by the U.S. Army Corps of Engineers through the Section 404 permit process shall be incorporated into the precise design of the golf course:

1. The permittee shall perform annual surveys of all streams, wetlands, and areas of ponded water (such as reservoirs, detention basins, and golf course ponds) on the project site for bullfrogs (*Rana catesbiana*) between March and July. If bullfrogs or their larvae are detected, they shall be eradicated in accordance with recommendations provided by the U.S. Fish and Wildlife Service.

2. If the project construction in and adjacent to Cole Creek has not been completed prior to April 1, 1996, the permittee shall retain a qualified biologist to supervise all grading, excavation, and other ground disturbing activities in and adjacent to Cole Creek. If the least Bell's vireo (*Vireo bellii pussillus*) or southwestern willow flycatcher (*Empidonax traillii extimus*) are detected during project construction, all activity in and adjacent to Cole Creek shall cease, at which time the permittee shall contact the Corps of Engineers and the U.S. Fish and Wildlife Service (USFWS) regarding the need to initiate a Consultation pursuant to Section 7 of the Endangered Species Act. Construction shall not resume until the permittee has received written clearance from the Corps of Engineers. Upon completion of the project, the permittee shall submit a report to the Corps and the USFWS describing the outcome of site monitoring.

3. The permittee shall install and maintain three cowbird (*Molothrus ater*) traps within the Cole Creek floodplain. The permittee shall receive written approval of the installation, operation, and maintenance protocols from the U.S. Fish and Wildlife Service prior to initiation of project construction. The permittee shall provide a mechanism to ensure perpetual operation and maintenance of these traps.

4. In order to mitigate for impacts to waters of the U.S. the permittee shall create and enhance six acres of waters of the U.S. as described in the *Copper Canyon Country Club Mitigation Monitoring Program*, prepared by Tierra Madre Consultants, dated June 9, 1995, as amended in the letter, dated October 13, 1995, from LSA Associates, Inc., entitled Copper Canyon Country Club, project revisions. The permittee shall ensure that all mitigation areas contain less than 5% relative coverage of giant reed (*Around donax*) or salt cedar (*Tamarix* spp.) for the duration of the monitoring period.

5. Prior to initiating construction, the permittee shall post an irrevocable letter of credit or performance bond for 120% of the anticipated cost of the mitigation and monitoring associated with the project. The bonding company must appear on the Department of Treasure Circular 570, *Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies*. The performance bond shall be conditioned such that if the permittee defaults on the mitigation requirements stated under Special Condition 3, the bonding company shall assume all responsibility for the mitigation requirements of this permit. The performance bond shall be released only upon a determination by the Corps that successful mitigation has been completed.

6. The permittee shall retain a qualified archeologist to supervise all grading, excavation, and other ground disturbing activities within 50 yards of archeological sites Riv-1139, 1139a, and 2815, and to ensure that all known or newly discovered cultural resources are avoided. Specific monitoring procedures shall be at the discretion of the qualified archeologist. If previously undiscovered or undocumented cultural resources are discovered, all construction activity within 50 yards of the find(s) will cease, at which time the qualified archeologist will determine the significance of the potential cultural resource and the need to contact the Army Corps of Engineers in order to coordinate with the State Historic Preservation Officer pursuant to 33 CFR Part 325 Appendix C. Construction activities shall not resume until the significance of the find(s) is determined and appropriate data recovery measures, if necessary, are completed. Upon completion of the project the permittee shall submit a report to the Corps describing the outcome of site monitoring.

7. Prior to initiating construction, the permittee shall record a conservation easement or covenant, which shall run with the land, obligating the permittee or their successor to maintain Cole Creek as natural open space in perpetuity. The permittee shall receive written approval from the Corps of this easement or covenant prior to it being recorded.

8. Prior to initiating construction, the permittee shall provide the Corps with a letter from the City of Murrieta indicating that the City understands and agrees to abide by all terms and conditions of this authorization.

E. Residential Enclave Design

1. Previous EIR Mitigation Measures

V-4 Prior to approval of a tentative subdivision map, the project proponent shall demonstrate compliance with the Hillside Development Ordinance (HDO) to the satisfaction of the City of Murrieta. As part of the HDO submittal, and to help satisfy environmental review requirements for the tentative subdivision map, the project proponent shall provide photographic and/or computer generated exhibits (three-dimensional development simulation models) which effectively demonstrate the degree of visual alteration that would occur as a result of grading and development proposed in Planning Area 1.

2. Post-EIR Certification Refinements

Based on input from the public, the following revisions have been made to the residential components of the specific plan:

- Limitation of Planning Area 1 to 4 parcels located on an existing graded pad area and encompassing limited non-graded areas adjacent thereto within the HDO overlay area.
- Minimum lot size of 6,000 square feet for all detached single family Planning Areas.
- Elimination of apartments and condominiums from P.A. 11 and a shift in use to single family detached residential uses with 6,000 square foot minimum sizes lots.
- Reduction in the project's total dwelling units from 1027 to 840/926 units;
- Placement of a 5 foot raised berm relative to the home site pads along the Planning Area 2 residential enclave with rear yards fronting 100 feet from Cole Canyon Creek with a minimum building setback of 25 feet.
- Merging of former school/park site at Planning Area 12 with Planning Area 6 and conversion to residential uses.
- The reduction in the size of residential land uses in Planning Area 9 and the conversion of area to elementary school and recreational uses.

F. Recreational and Open Space Elements

1. Previous EIR Mitigation Measures

PF-9 The project proponent shall dedicate and develop up to 1.28 acres of active park area within the project site or pay prevailing park fees.

Proof of compliance with City standards shall be submitted concurrently with the first subdivision map.

2. Post-EIR Certification Refinements

Prior to certification of the previous EIR, the project proponent has proposed to contribute for tax purposes approximately 83.7 acres located adjacent to the Santa Rosa Plateau Preserve to the County of Riverside for public ownership. The compensation shall be in the form of on-site land donation for conservation purposes to the agency or organization for uses consistent with their conservation objectives.

Also, on June 5, 1995 the City of Murrieta Parks and Recreation Commission considered and approved the project proponent's request for active park acreage credits for the proposed nature park, oak parks and the school joint use park. The commission gave credit for 100 percent of the Joint Use Park and 75 percent credit for the oak parks and the nature park. This provides credit for 15.15 (based on approximately 16.6 acres of oak/natural oak parks and 2.7 acres of joint use park) acres of the project's proposed open space commitments for active recreational use. This number exceeds the City's General Plan requirement for 14.6 acres. However, the Park Commission has a per dwelling unit household estimate of 3.2 persons instead of the 2.85 estimate used based on the General Plan. With this estimate, the adopted project has a deficit of 1.28 acres.

The mitigation measure PF- 9 reflects the above commission approval. Subsequent to project approval and EIR Certification, certain members of the public had continued to voice concerns over a perceived lack of active recreational uses. Based on this concern, the specific plan has been modified to include a statement/commitment to increase the active recreational park area to 7.0 and 7.4 acres for the Golf Course and Mitigation Bank Alternatives, respectively, in a consolidated School/Community Park site totaling 18.5 and 19.7 acres. The school would occupy 5.4 acres with 4.4 acres of "joint use" park. Planning Area 13, the former Nature Park, has been incorporated into the school/community park site at 8.9 acres. Of this 8.9 acre area, 1.5 acres of non-environmentally sensitive land has been converted to active recreational area for a total of 7.0 acres of active park area within the school/community park site. For the Mitigation Bank Alternative, an additional 1.2 acres of land would be provided for active park land out of the former Planning Area 9 site. The remainder of the school/community park site, at 6.9 acres, would remain in permanent passive open space to ensure the protection of oak tree resources. This combined use site provides physical open space and recreational to proposed City regional recreational facilities including the Thompson Flying Club as well as the Murrieta Creek Regional Open Space Area located just outside of the project site's eastern boundary.

Based on the Park Commission standards, the refined specific plan alternatives would necessitate 12.6 acres and 13.8 acres of active park land for the Golf Course and Mitigation Bank Alternatives, respectively. Each alternative has 7.0 or 7.4 acres of active park land proposed with Planning Area 12. Based on the Park Commission policy of allowing 75 percent active park land credit for the project's oak parks which total 10.1 acres, an additional 7.5 acres of active park area would be provided for a total of 14.5 acres and 14.9 acres of active park area for each alternative. Therefore, each alternative would comply with General Plan and Park Commission active park area standards.

Also, it is important to note that the project proponent has agreed to provide park equipment in non-active park areas which could include picnic tables, benches and barbeques. While active park areas would include sand volley ball, half-court basketball and childrens play areas.

The County has proposed a recreation trail to link Murrieta Creek with the Santa Rosa Plateau, roughly through the south end of the site and an easement will be provided for this trail. The trail, which would typically be approximately 10 feet in width, will serve equestrians, joggers and hikers up to the trail's intersection with Calle Del Oso Oro. To the south of Calle Del Oso Oro, a 10 foot easement for a 2 to 3 foot wide hiking trail will be provided through the project which would traverse towards Cole Canyon along Planning Area 5 and behind Planning Area 2 and the golf course high above the resource areas located along the escarpment. The easement would connect with a County proposed equestrian trail within a one-half acre easement 100 yards south of the 14th green where an elevated glade is located. The County trail at this point would traverse Cole Canyon perpendicularly where it would enter the Santa Rosa Plateau Reserve area.

Also, with the reduction in the size of Planning Area 1, an increase in permanent passive open space will occur consisting of a range of 137.0 to 289.1 acres (with 6.9 acres located in the School/Park Site) or approximately 23.7 to 49.9 percent of the project's total area for the Specific Plan and Golf Course and the Specific Plan Alternative and Mitigation Bank Alternative, respectively. This represents a total increase in permanent natural open space ranging from 82.0 acres to 234.1 acres.

V. Impact Analysis

V. Impact Analysis

A. Introduction

This chapter will delineate potential adverse project impacts associated with the specific plan and the two alternatives described in Chapter III previously. The focus will be on providing a comparison of potential impacts associated with each alternative with the level of impact described in the previous EIR for the project as was adopted prior to the refinements which occurred after certification. Also, the potential for any adverse effects associated with the refinement of mitigation measures and specific plan design will be delineated to the greatest extent feasible. The discussion will focus on the issues which have been of primary concern since the certification of the previous EIR.

B. Potential Effects

1. Biological Resources

a. Specific Plan and Golf Course

The Specific Plan and Golf Course alternative would reduce or eliminate adverse impacts as compared to the proposed project as follows:

Wildlife Movement

Constriction of the wildlife corridor within Cole Creek would be reduced as compared to the project. The corridor created under this alternative along Cole Canyon Creek would generally range from 50 to 530 feet in width while the project preserves a corridor ranging from 50 to 370 feet in width. Minor constriction from Fairways 1, 9, 11, 14 and 18, and, major constriction from golf holes 10 and 12 which are not located within wetlands or Waters of the United States but are located in an adjacent flat broad upland area which should be considered as part of the movement area, would result from this alternative. The corridor, where fairways 10 and 12 are located, would range in width from 140 to 230 feet. With a vegetation buffer of 60 feet in width (see Exhibit III-1). The 60-foot buffer is also proposed along golf fairway 1, golf hole 18, the golf club/creek interface and the Planning Area 2/creek interface. As delineated in the City's General Plan policies, a 100 foot wide buffer is the standard for buffer widths on each side along drainage courses. In the area of golf links 10 and 12, an additional 40 feet of buffer would somewhat increase the corridor width but still would not replicate existing conditions which exhibit a corridor

width of 380 to 500 feet. While the project as adopted, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would provide more cover for animals using the corridor with movement constriction at a level similar to the project as currently adopted. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential and golf course development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative.

It is important to note the project as adopted had already committed to the reduction in fairway crossings from eight to four as well as the reduced level of maintenance associated with the fairway crossings of Cole Canyon Creek. This alternative further specifies that the two downstream crossings be constructed of free span concrete bridges with 60 foot spaces between the support piers. This approach should provide a more uninterrupted area of cover under the bridges as opposed to at-grade or low-height wooden bridge cart crossings. The conversion of Golf Hole 11 from a typical tee, green and fairway link to a target link is also an added feature of this alternative resulting in an additional 0.6 acre of natural area. While the physical impacts from these design refinements are at a reduced level as compared to the adopted project, the presence of human activity in this area would still be a limiting factor for wildlife movement.

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. The Specific Plan and Golf Course alternative would not result in the avoidance of any oak woodland. Approximately 48 acres out of an existing 51 acres of Cole Canyon would be preserved under this alternative which is a level similar to the adopted project. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of

this habitat with residential and golf course land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the proposed golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The adopted project golf course would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The Specific Plan and Golf Course alternative would nominally reduce the potential for invasive species intrusion as compared to the project as adopted since the amount of man-made habitat proposed in this alternative is at a level similar to the project as adopted and would not significantly decrease the risk of wildlife contact with non-native species.

Increased Human Disturbance and Interference with Wildlife Activity

With the adopted golf course uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the

golf club. Under this alternative, the small increase in natural corridor area width and the additional buffer-provided cover would somewhat reduce the amount of potential human disturbance within the corridor. With residential and golf course land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The adopted project, with the additional wetlands mitigation delineated in the final EIR, would result in the loss of 0.746 acre of southern cottonwood-willow riparian forest within Cole Canyon Creek (fill at golf fairways 8, 9 and 10 accounting for a 0.186 acre wetlands loss, the four golf cart crossings at links 6 to 7, 7 to 8, 10 to 11 and 12 to 14 accounting for a 0.13 acre loss and the Vineyard Avenue crossing accounting for a 0.43 acre loss). This alternative would result in the same amount of wetlands disturbance as the adopted project. The Final EIR, while describing the additional measures regarding golf course crossing reductions, did not quantify the amount of disturbance since the measures would clearly reduce impacts from those specified in the draft EIR which represented a worse-case scenario.

The maintenance and management strategies of the wetlands per the Army Corps of Engineers 404 permit conditions which were preliminarily identified in the previously adopted EIR are further defined in this document and will be included as specific plan standards.

b. Specific Plan and Mitigation Bank

The Specific Plan and Mitigation Bank alternative would reduce or eliminate many of the adverse impacts as compared to the adopted project as follows:

Wildlife Movement

Constriction of the wildlife corridor within Cole Creek would be greatly reduced as compared to the project. Essentially the corridor as it currently exists would remain in natural open space thus allowing continued movement between Murrieta Creek and the Santa Rosa Plateau Reserve. While the project as adopted, based on the opinion of the project biologist, would allow continued movement along the Cole Canyon corridor, this alternative would allow more unimpeded movement as exists under current

conditions. As with the project, this alternative would still restrict movement outside of the Cole Canyon Creek area since residential development would replace the existing, open non-native grassland habitat. Also, construction of the Vineyard Avenue crossing of Cole Creek and associated corridor constriction would still occur under this alternative.

Oak Woodland Habitat Values

The project as proposed would place golf course uses within and between existing oak woodland habitat. The current plan calls for 22 individual oak trees to be retained within the golf course fairways, 12 removed and replaced with saplings at a ten to one ratio and five smaller oak trees to be moved and replanted on site in designated open space areas. With the alteration of existing habitat conditions, the disturbance of under story and the replacement of existing natural vegetation with fairway grass, the value of this habitat would be diminished as compared to the current condition of the oak woodland. This alternative, by retaining intact the oak woodland habitat, would avoid this impact. It is recognized that this habitat and its interrelationship with other on-site habitat areas particularly the non-native grassland would still be altered with the replacement of this habitat with residential land uses.

Increased Risk of the Introduction of Non-Native Plants and Animals into the Adjacent Reserve

With the placement of altered and man-made habitats and land uses associated with the adopted golf course within a natural wildlife movement area, there is an inherent risk of non-native plants and animals being introduced in these areas which are more tolerant to human activity than native species and moving off-site. Also, with the increase in human presence comes an increase in native animal species which are more tolerant to human activity. In undisturbed habitat these species' populations are kept in check by natural forces. The more adaptable native species will out compete other less tolerant native species thus creating an imbalance in the local ecosystem.

The adopted golf course and the Specific Plan and Golf Course alternative would create this condition which could lead to invasive species such as bullfrogs and brown-headed cowbirds entering into the adjacent Santa Rosa Plateau Ecological Reserve. The introduction of these species or the increased presence of these

species directly conflicts with the purpose of the Reserve which protects many sensitive species and habitats that are unique to southern California. The presence of non-native species within and immediately adjacent to the corridor will increase the likelihood of the introduction of these species into the preserve through seed dispersion (e.g. wind, animal fur and animal droppings).

The Specific Plan Mitigation Bank alternative would reduce the potential for invasive species intrusion as compared to the project by reducing the amount of man-made habitat in the project vicinity, removing man-made habitat in a known wildlife corridor and decreasing the risk of wildlife contact with non-native species. It is recognized that the residential uses proposed under this alternative would still increase the risk of intrusive species introduction into the adjacent Reserve but at a reduced level as compared to the adopted project.

Increased Human Disturbance and Interference with Wildlife Activity

With the adopted golf course and the Specific Plan Golf Course alternative locating man-made uses within the Cole Creek Canyon corridor comes an increase in human activity. Many animal species which are considered sensitive are not tolerant of human activity and would be discouraged from movement and/or use of the remaining habitat areas. While many animals move at night when human activity in the golf course would be nominal and cover would still be available with the golf course configuration, some interference would still occur especially if evening activities were to take place at the golf club. Under the Specific Plan Mitigation Bank alternative, the elimination of the golf course and the golf club would reduce the amount of potential human disturbance within the corridor. With residential land uses located adjacent to the corridor under this alternative, some interference would still occur.

Destruction of Wetlands

The adopted project and the Specific Plan and Golf Course Alternative would result in the loss of 1 acre of southern cottonwood-willow riparian forest within Cole Canyon Creek. With the elimination of the golf course as proposed under this alternative, the alteration of approximately 0.316 acre of wetlands habitat within Cole Canyon Creek would be completely avoided. Construction of the Vineyard Avenue crossing of Cole Creek and associated wetlands impacts would still occur under this alternative accounting for 0.43 acre of impact.

Adverse Effects from Mitigation and Plan Refinement

No adverse impacts can be discerned from the implementation of mitigation and subsequent plan refinements relative to this issue. This conclusion has been reached based on the following criteria:

Do the mitigation and specific plan design refinements:

- Increase the intensity of residential and golf course development to the potential detriment of on-site biological resources?

- Cause a shift in impact to significant biological resources from one site to another?

- Create potential adverse biological resource impacts or interfere with the biological function of on-site resources through further delineated project operation and golf course maintenance procedures?

- Cause an increase in cumulative or growth inducing impacts?

For all of these criteria, it is determined that the refined specific plan alternatives would result in reduced biological impacts as compared to the adopted project and that the detailed operation and maintenance procedures will assist in ensuring that the biological value of on-site preserve resources is maintained to the greatest extent feasible.

2. Open Space and Recreation

a. Specific Plan and Golf Course

This alternative would result in an increase in permanent natural open space to 137.0 acres as result of the conversion of 70 acres in Planning Area 1 from residential uses to natural area. The adopted specific plan proposed 55.0 acres of passive open spaces. Active recreational area would increase to 7.0 acres which is a 4.3 acre increase in active recreational area as compared to the adopted specific plan. Also, golf course recreational area would remain at 172.4 acres as compared to the project as adopted.

b. Specific Plan and Mitigation Bank

This alternative would result in an increase in permanent natural open space to 289.1 acres as result of the conversion of 70 acres in

Planning Area 1 from residential uses and the conversion of the golf course and club site to natural area. The adopted specific plan proposed 55.0 acres of passive open spaces. Active recreational area would increase to 7.4 acres which is a 4.7 acre increase in active recreational area as compared to the adopted specific plan.

Also, this alternative would result in the conversion of 24.7 acres of area that is proposed for golf course uses under the adopted plan to residential uses. However, 147.7 acres of area which was devoted to golf course uses under the project as adopted would be converted to permanent open space uses.

No adverse impacts can be discerned from the implementation of mitigation and subsequent plan refinements relative to this issue. This conclusion has been reached based on the following criteria:

Do the mitigation and specific plan design refinements:

- Increase the intensity of residential and golf course development to create more demand for recreational facilities?

- Cause an increase in cumulative or growth inducing impacts?

For these two criteria, it is determined that the refined specific plan alternatives would result in reduced recreational facility demand as compared to the adopted project and that the recreational facilities proposed in each alternative will have a positive and beneficial effect on the community.

3. Land Use

a. Specific Plan and Golf Course

This alternative provides for single family attached residential lots in Planning Area 11 at a density of 6,000 minimum square foot lots. The consolidation and increase in open space and recreational amenities proposed in this alternative as well as the location of these facilities adjacent to other regional open space area associated with Murrieta Creek and Thompson Field are considered to be positive land use impacts as compared to the adopted project.

b. Specific Plan and Mitigation Bank

This alternative also provides for single family attached residential lots in Planning Area 11 at a density of 6,000 minimum square foot lots. The consolidation and increase in open space and recreational

amenities proposed in this alternative as well as the location of these facilities adjacent to other regional open space area associated with Murrieta Creek and Thompson Field are considered to be positive in terms of land use compatibility as compared to the adopted project and are similar to the Specific Plan Golf Course alternative. This alternative converts the golf course area into natural open space which is more consistent with the uses proposed within the adjacent Murrieta Creek which is connected to Cole Canyon Creek. This configuration is also considered to be positive in terms of land use compatibility as compared to the adopted project.

4. Traffic and Circulation

a. Specific Plan and Golf Course

Project produced and cumulative traffic impacts delineated in the previously certified EIR would be similar to this alternative. With 839 units, a 16.3 percent decrease in average daily traffic would occur.

This alternative would provide measures to reduce traffic on Via Moreno Drive and would include the following, based on final input by the public and the City Traffic Engineer:

- Slower speed limit
- Adequate stop signs
- Speed bumps
- Traffic signal lights

b. Specific Plan and Mitigation Bank

Project produced and cumulative traffic impacts delineated in the previously certified EIR would be similar to this alternative. With 916 units, a 9.7 percent decrease in average daily traffic would occur. With the elimination of the golf course and golf club, a further reduction of 680 average daily trips would occur. There may be some offset in this reduction caused by recreational trips to the Cole Creek area..

This alternative would also provide measures to reduce traffic on Via Moreno Drive and would include the following, based on final input by the public and the City Traffic Engineer:

- Slower speed limit
- Adequate stop signs

- Speed bumps
- Traffic signal lights

An implementation mechanism for traffic mitigation is provided in the draft EIR under Mitigation TC-2c from page 388 to 391 and include the Clinton Keith Road/I-15 ramps. These mechanisms include an existing Owners Participation Agreement, development monitoring, a delineation of funding responsibility and, as stated on page 389 of the draft EIR:

"The improvements needed to maintain the City General Plan service level standards shall be in place prior to occupancy of the relevant development phase. Improvements which are included in an adopted fee program will be provided by the a fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvement directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation."

The above measure should ensure that development does not occur without necessary traffic improvements.

No adverse impacts can be discerned from the implementation of mitigation and subsequent plan refinements relative to this issue. This conclusion is reached based on the following criteria:

- Will the alternative cause a direct increase in traffic over that of the adopted specific plan?

- Will adverse cumulative effects or growth inducement occur as a result of these alternatives which are at levels over and above those anticipated for the adopted project?

- Cause a significant shift or increase in traffic congestion at area intersections?

It is determined that the plan refinement alternatives would result in reduced impacts to traffic and circulation. The measures proposed for Via Moreno may cause an increase in the use of Club View Drive as a principal access from Clinton Keith Road as drivers may choose to avoid speed bumps or other vehicle slowing measures which may be present on Via Moreno between its intersection with Club View Drive and Calle Del Oso Oro. This impact would likely not be significant from a CEQA or General Plan Level of Service perspective but may cause some minor annoyance to residents which live on Club View Drive.

VI. Organizations, Persons and Documents Consulted

VI. Organizations, Persons and Documents Consulted

Union for a River Greenbelt Environment (URGE), Mr. Ray Johnson

United Murrieta Neighborhoods (UMN), Mr. Philip Riggan

Mr. John R. Easton, LSA and Associates

Mr. Bud Gray, City of Murrieta

VII. Certification and List of Preparers

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A. Certification

I hereby affirm that to the best of my knowledge, based on available information provided to me through specialist's technical reports, public documents and original research, analysis and assessments, the statements and information contained within this report are true and correct to the degree of accuracy necessary for public disclosure purposes in accordance with Public Resources Code Section 21003, 21061 and 21100.

Ernest A. Egger, AICP
State of California
Registered Environmental Assessor No. 03732

4-9-96
Date

B. List of Preparers

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VIII. Appendix

VIII. Appendix

A. Project Correspondence
B. Agency Permit Documentation

A. Project Correspondence

To be provided

B. Agency Permit Documentation

To be provided