

# Planned Development

For

## Tentative Tract No. 17862

Town of Yucca Valley, California  
San Bernardino County

Prepared for:

### Copper Hill Homes, LLC

56889 Golden Bee Drive

Yucca Valley, CA 92284

PH: (760)365-4994

Project Number: 0402-014

Prepared by:



7245 Joshua Lane  
Yucca Valley, California 92284  
Phone (760) 365-7638  
Fax (760) 365-2146

July, 2007

Revised September, 2007

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

## Table of Contents

1. List of Exhibits
2. Executive Summary
3. Planned Development Description
4. Project Amenities
5. Environmental Project Constraints
6. Public Facilities
7. Circulation

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

## **List of Exhibits**

- 1. Location Map**
- 2. Aerial Map**
- 3. Zoning map**
- 4. Development Standards Table**
- 5. Tentative Tract Map 17862**
- 6. Planned Development Site Plan**
- 7. Conceptual Grading Plan**
- 8. Open Space Exhibit**
- 9. Typical Conceptual Landscape Plan**
- 10. Building Elevations & Floor Plans (7 Models)**

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

## **Executive Summary**

Copper Hill Homes proposes to develop this 63.4 AC± parcel adjacent to the previously developed Copper Hill subdivision, into a Planned Development encompassing 111 single-family homes ranging in size from 1,456 square feet to 2,900 square feet. The subject property is located on the north side of San Andreas Road, east side of Sage Avenue, south side of Golden Bee Drive, in the Town of Yucca Valley, California. (See *location map*). Development of this project is proposed in up to two phases. Phase one consists of 51 lots located on the northwestern side of the project adjacent to Golden Bee Drive and Sage Avenue. Phase two contains the remaining 61 lots adjacent to Long Canyon Wash and San Andreas Road. The current zoning designation for this parcel is RL-5 (See zoning Exhibit "A"); however, a General Plan Amendment was filed concurrently with the Town of Yucca Valley requesting the zoning be changed to RS-2, consistent for that area and corresponding to the zoning designation of the adjacent lands to the west and south.

Article 2, Section 83.030205 of the Town of Yucca Valley Development Code states the intended purpose for utilizing the Planned Development Process is to "*facilitate development of properties where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of land use district regulations.*" Clearly, Copper Hill Homes embodies the intent of this article with its walking trails, children's play area, volleyball court and numerous picnic areas. A Property Owner's Association will be responsible for the maintenance of the common area amenities; retention basin and package septic treatment facility.

The Town of Yucca Valley Development Code (Title 8) is the governing document for minimum design standards pertaining to this project. Division 3. PROCEDURES; Chapter 3. Land Use Design Procedures; Article 2. Planned Developments; Division 8. SPECIFIC USE DESIGN STANDARDS; Chapter 5. Planned Developments have been used extensively for the design and preparation of this project.

This text will provide guidance to the project developer, the Town and project property owners in the design, maintenance, and enhancement of the residential community. It is supplemented by the drawings titled "Planned Development, "Open Space Exhibit", "Conceptual Landscape Plan" and "Tentative Tract 17862".

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

## **Project Description**

This is a single-family, residential subdivision consisting of 111 homes, to be accessed via public streets designed to compliment the natural features of the site. Currently this vacant site is zoned RL-5. A General Plan amendment is being filed concurrently to change the zoning to RS-2. With an approval of this zoning change, and by utilizing the Planned Development policies of the Town of Yucca Valley Development Code, the developer is able to alter the individual lot sizes and incorporate public and private "open space" that will provide amenities such as rest areas and walking/running trails for the local residents. Additionally, the section of Long Canyon wash adjacent to this site will be undisturbed and will provide a natural feature for the residence of the development to enjoy. The overall average density ratio will be approximately 1.7 dwelling units per acre, the minimum lot size proposed is 9,000 s.f. and the average lot size is over 14,000 s.f. No off-site density transfer or density bonus is being requested for this project.

### **Project Amenities**

Numerous amenities are included within the 5.52 +/- acres of Open Space and 1.33 +/- acres of Park area with this development. Visitors and residents alike are greeted with an entry monument located at the north eastern access point of the project. This consists of relocated Joshua trees and a concrete bench bordering the monument signage. Long Canyon Wash will be both utilized and protected by installing aluminum pipe fencing at each end with a small opening allowing only pedestrian access to the trails located throughout this scenic wash. There will also be a locked gate at each end of the wash for maintenance vehicle access.

A "Community Use Area" is identified on the Conceptual Landscape Plan prepared by RHA landscape Architects, Inc. This area is strategically located at the center of the project and will provide a children's play sand box area, two picnic areas with stabilized soil base, concrete benches and a sand volley ball court with removable net.

In addition to the above amenities, there are both stabilized and non-stabilized walking trails traversing the site providing a circuit for exercise opportunities, as well as more direct access for pedestrians crossing the development. These

### **Environmental Project Constraints**

In 1990, the U.S. Fish and Wildlife Service (USFWS) listed the desert tortoise, *Gopherus agassizii*, as "Threatened". For this reason, a Focused Desert Tortoise and Biological Assessment Survey was completed by Circle Mountain Biological Consultants in 2004, and resurveyed in November, 2005 (complete study on file with the town). No tortoises were found on site, however, one tortoise scat was found. If it is deemed necessary upon resurvey results, mitigation measures will be taken in accordance with US Fish & Game and California Fish & Wildlife agencies regulations. A total of 85 species of common flora were identified on-site during the present survey. The dominant perennial plants (alphabetized by genus) included desert tea (*Ephedra californica*), Cooper's goldenbush (*Ericameria cooperi* var. *cooperi*), brittlebush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), cheesebush (*Hymenoclea salsola*), white rhatany (*Krameria grayi*), creosote bush (*Larrea tridentate*),

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

Anderson's box-thorn (*Lycium andersonii*), peach thorn (*Lycium cooperi*), paper-bag bush (*Salazaria mexicana*), Joshua tree (*Yucca brevifolia*), and Mojave yucca (*Yucca schidigera*).

A Native Plant Permit Form will be completed that identifies the number of trees and plants that will be affected by grading. Copper Hill Homes, LLC anticipates re-locating many of the Joshua Trees from graded areas to undisturbed areas on site and will also coordinate with town staff for possible adoption programs to offer Joshua Trees to the public. This will provide *off site* relocation opportunities for Joshua Trees that will not be replanted on site. Warner Engineering prepared a Preliminary Drainage report dated August, 2005. The conclusion of the report states "*Development of tract 17862 is proposed in a manner that is consistent with the findings presented within the previously approved drainage studies for tract numbers 11209 & 12225. The incremental increase in onsite runoff volume associated with this Tentative Tract was anticipated and accounted for with the design of the detention basin that was constructed as with Tract No. 11209*". Please note that said Tract 11209 is located north of this site and was originally designed to accept the incremental increased runoff from this site.

All grading is to be in conformance with the Town of Yucca Valley Development Code (Title 8) DIVISION 10. SOIL AND WATER CONSERVATION; Chapter 2. Erosion and Sedimentation Control; Chapter 4. Wind-Borne Soil Erosion-Desert; and Chapter 5. Dust Control-Desert Area. A Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared prior to earth disturbing activities.

This site has been studied by as an archeologically sensitive area.

## **Public Facilities**

Water will be provided by the Hi-Desert Water District. The applicant has discussed water service with the Hi-Desert Water District and has a letter of "Water Availability". A main line extension will be necessary. Power will be supplied by Southern California Edison. Cable television service will be provided by Time Warner. All utilities will be installed underground. It is the applicant's intent to bring natural gas service to the site. Preliminary discussions with Engineering Resources, a firm specializing in wastewater treatment, indicate that a community package treatment system will be necessary in order to comply with the California Regional Water Quality Control Board and the San Bernardino County Department of Environmental Health Services requirements.

## **Circulation**

Potential impacts to local traffic flow have been addressed in a "Traffic Assessment" prepared by Weston Pringle & Associates. The assessment summarizes that...

*"with respect to the geometric needs of Sage Avenue, southerly of Golden Bee Drive, in the Town of Yucca Valley. Estimates have been made of future traffic based upon a conservative or high assumptions. Since the intersection is the critical point in the ability of a roadway to accommodate traffic demands the intersection of Sage Avenue and Golden Bee Drive was analyzed. These analyses indicated acceptable Levels of Service with no improvements to the intersection. With the addition of left turn lanes on all approaches, Level of Service C is projected with a doubling of known volumes on all approaches. These analyses would support a two-lane facility for Sage Avenue, southerly of Golden Bee Drive. This configuration also*

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

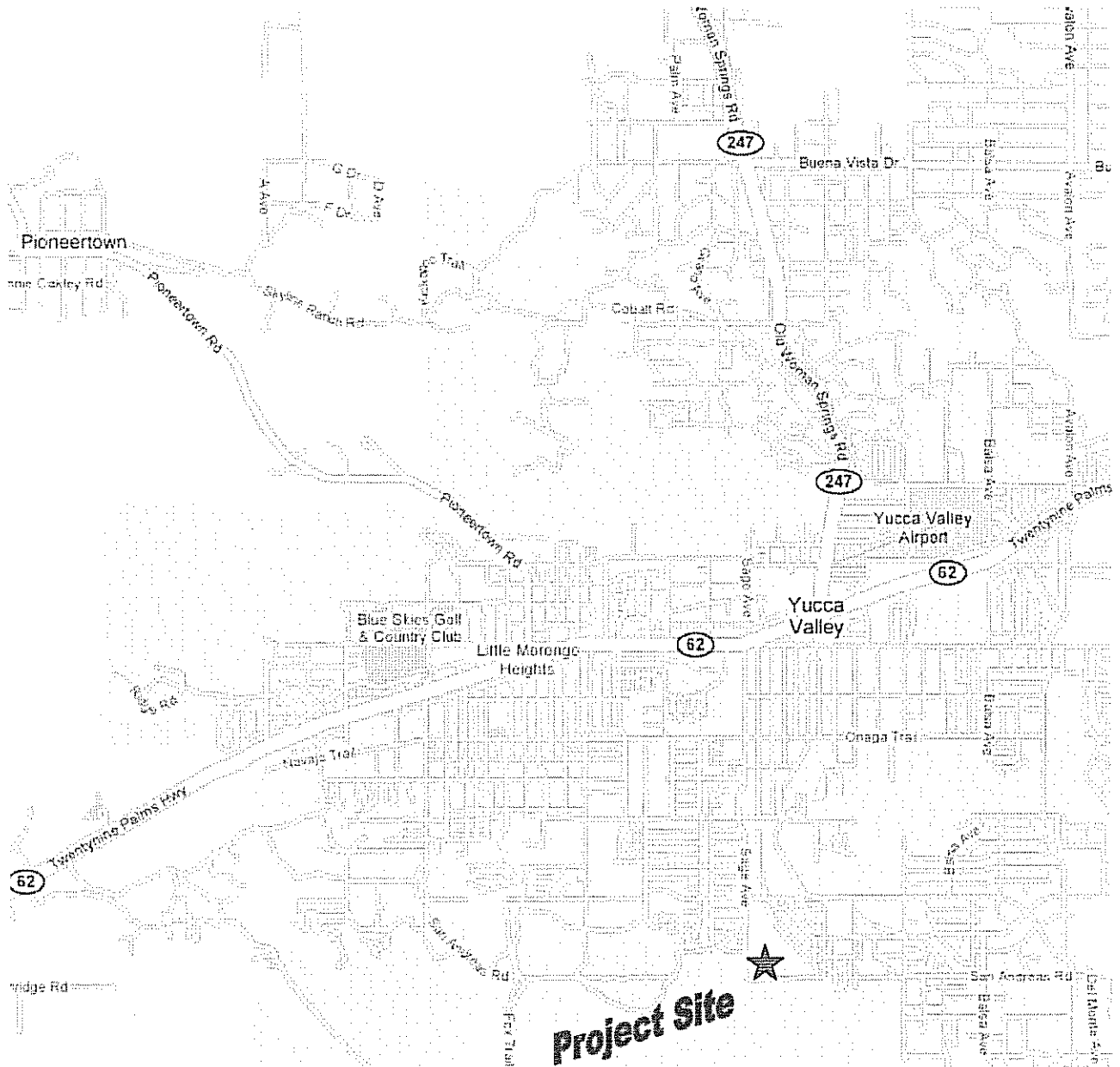
*conforms to a plan obtained from the Town of Yucca Valley.*" The complete report can be found on file with the town of Yucca Valley.

The Town Circulation element calls for Sage Ave. to be constructed as a two lane collector (minor), 33 foot half width right-of-way, 46 feet curb face to curb face, south of Golden Bee Drive. The developer proposes to exceed the town right of way requirement in an effort to accommodate the existing power poles along Sage Avenue and the proposed meandering sidewalk adjacent to the development. The street cross section shown on the Tentative Tract Map depicts constructing Sage Avenue with a 40 foot half width right-of-way and 46 feet of pavement curb face to curb face adjacent to the project. A wider "parkway" along the east side of Sage Avenue will be the result of the centerline of the 46 foot wide pavement being offset approximately 3 feet west of the centerline of the 80 foot wide right-of-way.

# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007



©2007 Google - Map data ©2007 NAVTEQ™ - Terms of Use

## Location Map





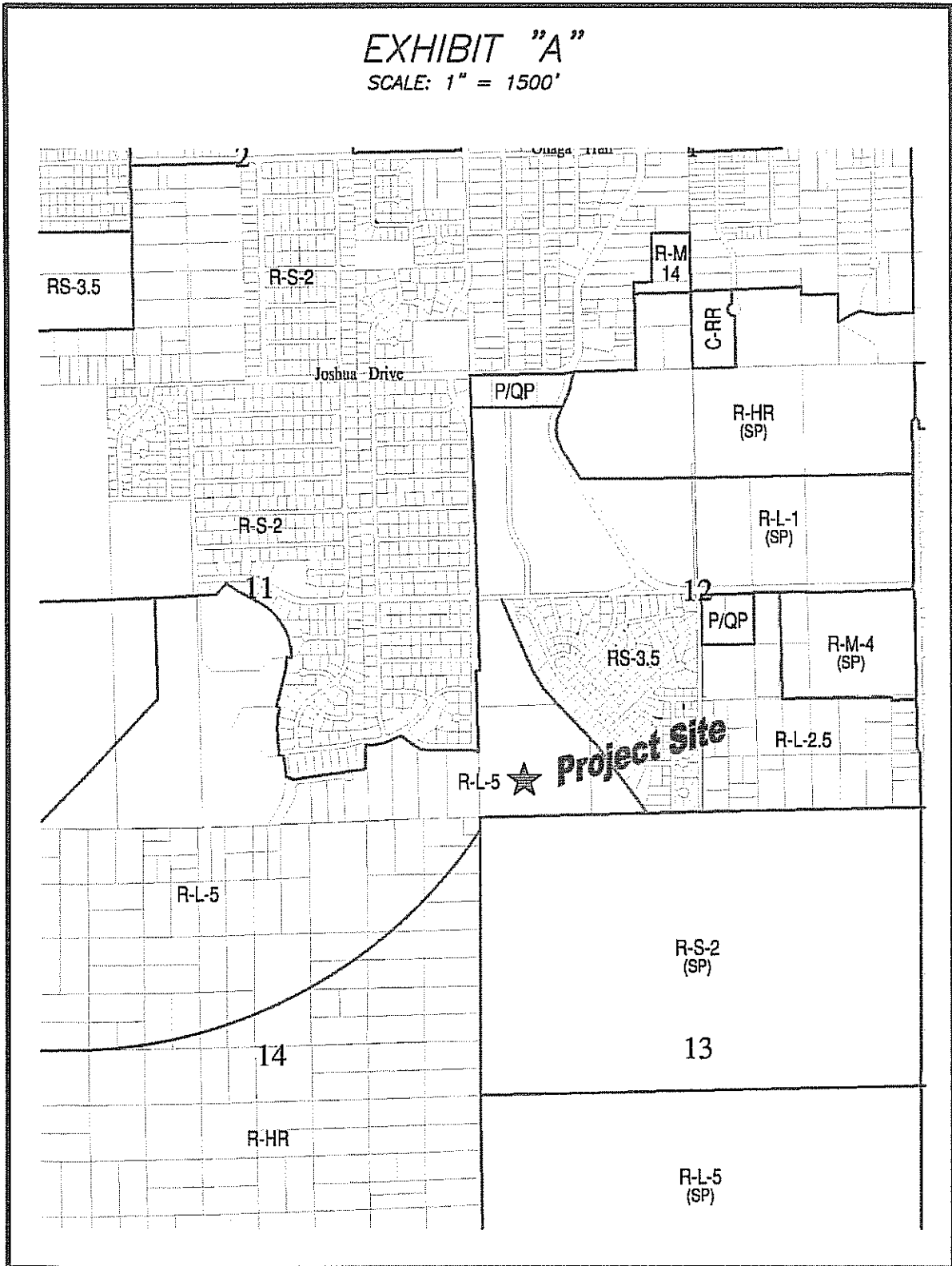
# Copper Hill Homes, LLC Planned Development

Town of Yucca Valley, APN's 585-071-16, 17, 25 & 26

REVISED September, 2007

## EXHIBIT "A"

SCALE: 1" = 1500'



**Zoning Map**













2117 FORTWORTH AVENUE  
 RIVERSIDE, CA 92504  
 TEL (951) 717-7347  
 FAX (951) 717-7347

COPPER HILL HOMES, LLC  
 5719 JOSHUA LANE  
 YUCCA VALLEY, CA 92284  
 (760) 365-0649

CONCEPTUAL LANDSCAPE PLAN  
 TRACT NO. 17862  
 YUCCA VALLEY, CA

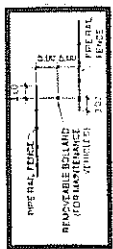
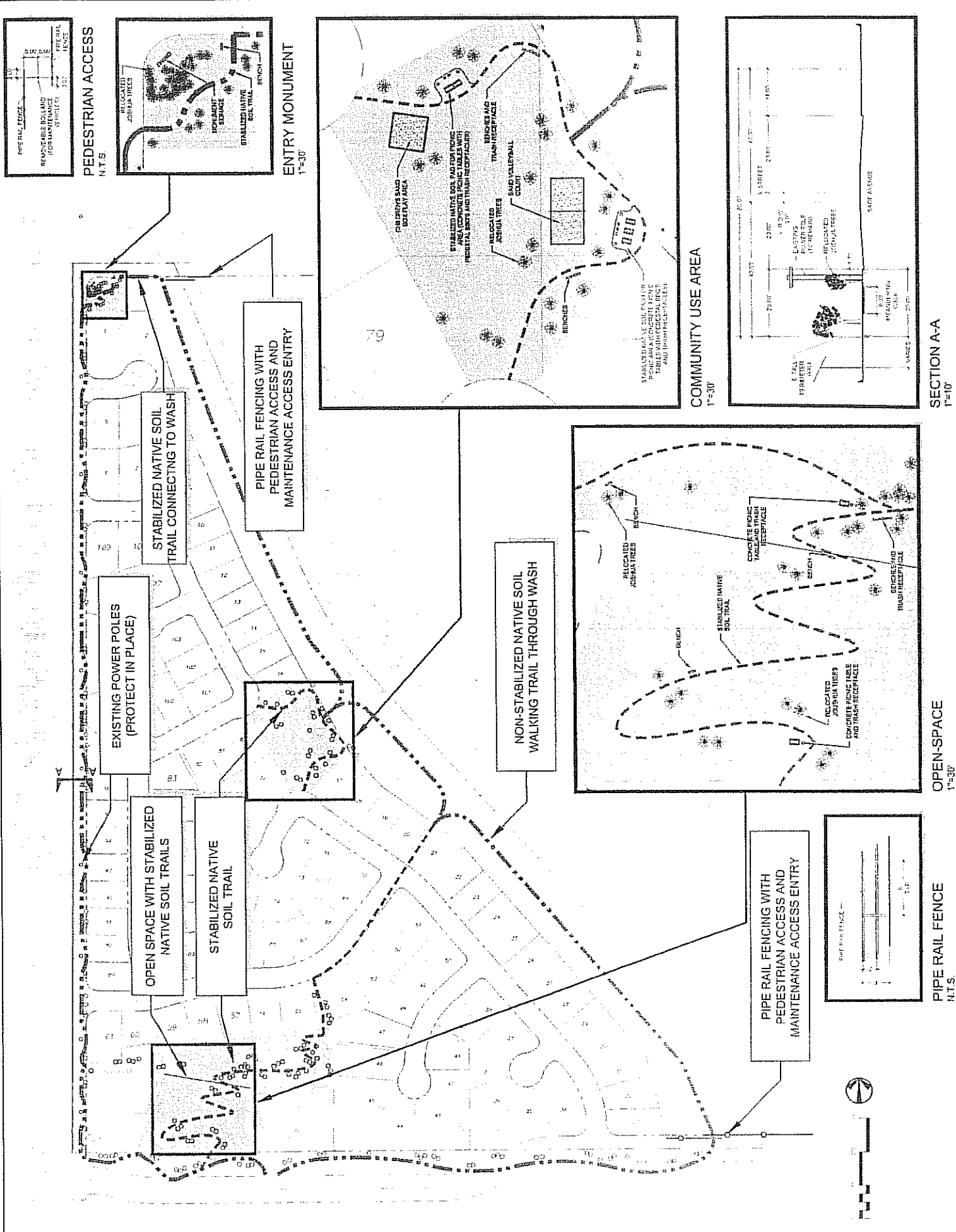
NO.	DATE
1	11/11/11
2	11/11/11
3	11/11/11
4	11/11/11
5	11/11/11
6	11/11/11
7	11/11/11
8	11/11/11
9	11/11/11
10	11/11/11



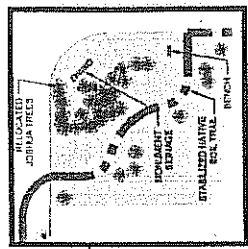
CONCEPTUAL  
 LANDSCAPE  
 PLAN

DATE:	03/24/11
SCALE:	AS SHOWN
SHEET:	1 OF 1
PROJECT:	TRACT NO. 17862
OWNER:	COPPER HILL HOMES, LLC

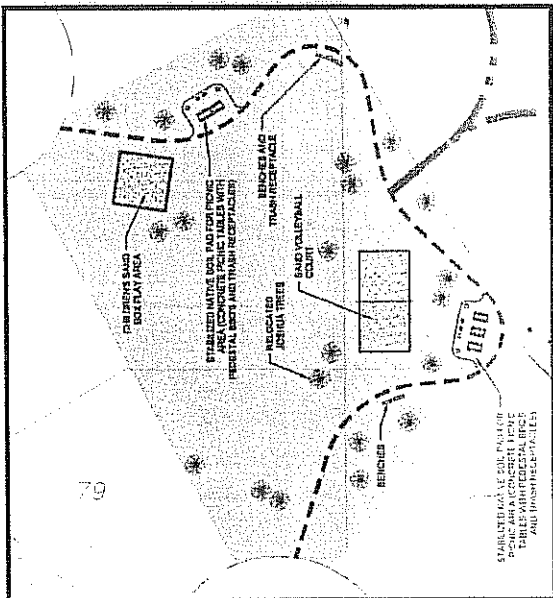
L-1  
 11/11/11



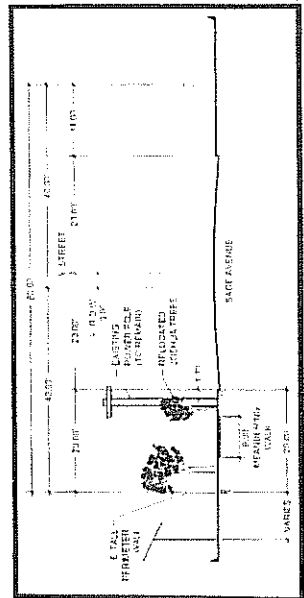
PEDESTRIAN ACCESS  
 N.T.S.



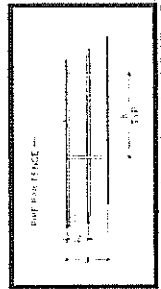
ENTRY MONUMENT  
 1"=30'



COMMUNITY USE AREA  
 1"=30'



SECTION A-A  
 1"=10'

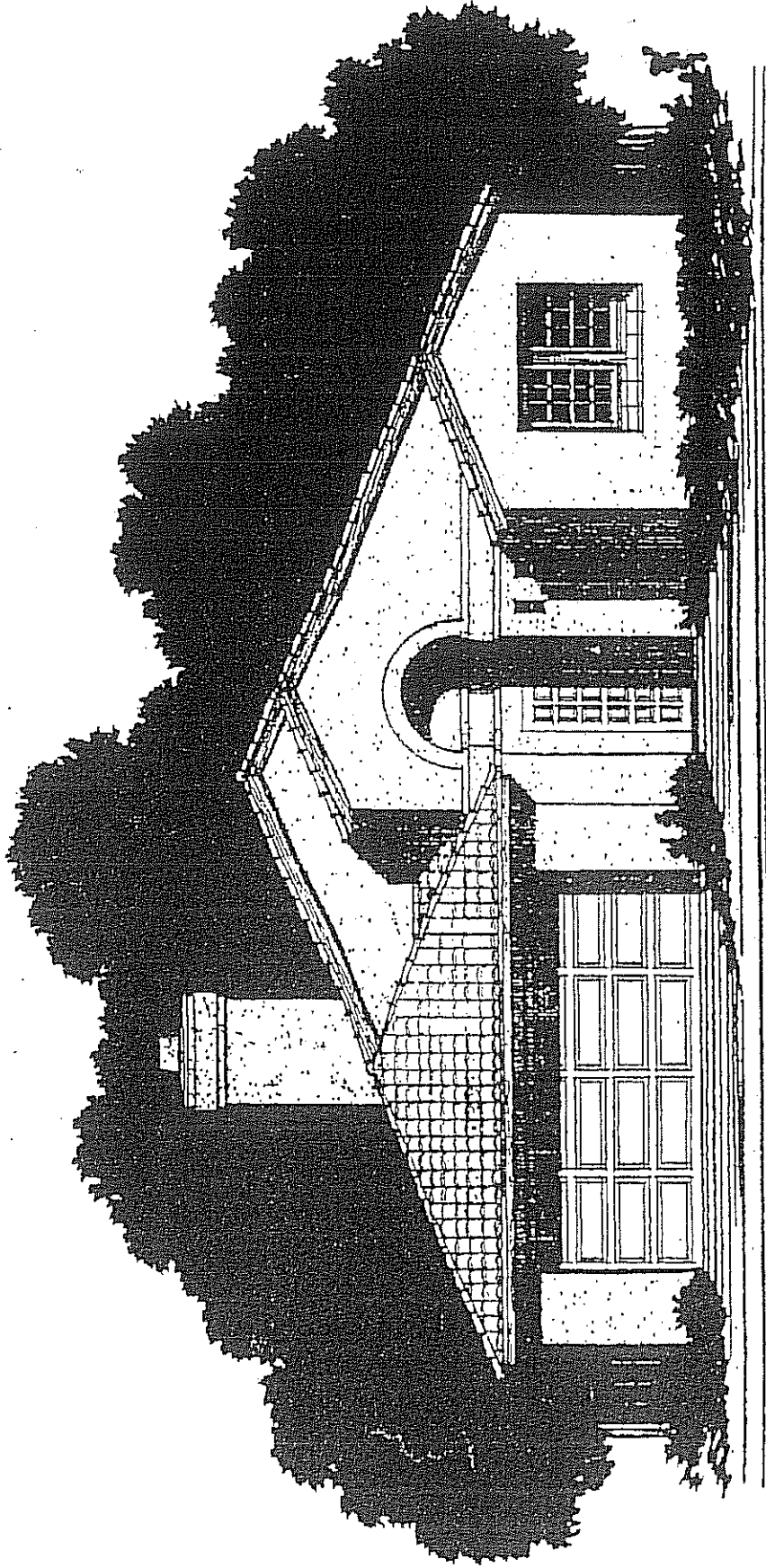


PIPE RAIL FENCE  
 N.T.S.





# THE COPPER HILL

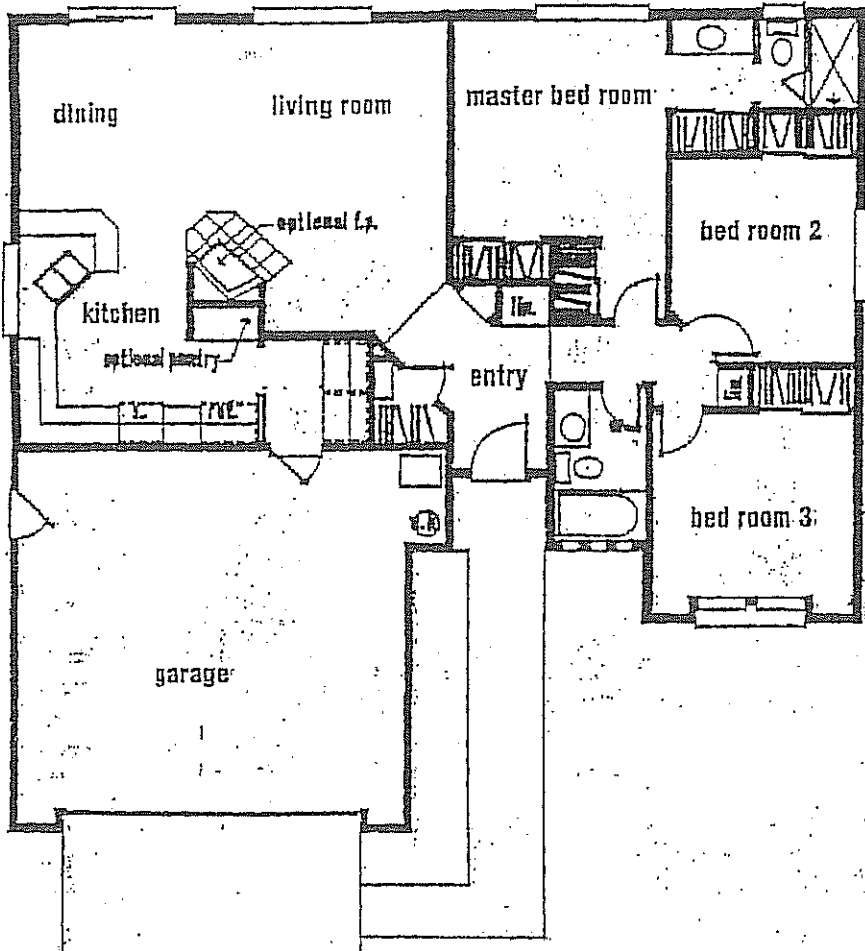


*COPPER HILL*  
*At Joshua Springs*  
*HOMES*

- *Exceptional Value in Affordable Homes*
- *Large to very Large Home Sites*
- *Mountain Views and City Views*

# THE COPPER HILL

3 Bedroom, 2 Baths on Base Lot #2



## Standard

- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Central Air & Heat
- Fire Place
- Septic Tank Included.
- Smoke Alarms
- Laundry Rooms
- Oak Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling.
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof

## Optional

- Mirrored Wardrobe Doors
- Carpet Upgrade
- Landscaping
- Security Systems
- Patio

total living area: 1456 sq. ft.  
garage 484 sq. ft.

For Information Call:  
(760) 365-0649, or  
[www.copperhillhomes.com](http://www.copperhillhomes.com)

RECEIVED  
MAR 08 2007  
JB

WARNER ENGINEERING  
PN YV

Current Pricing

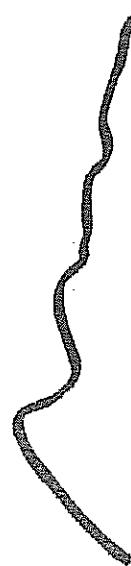
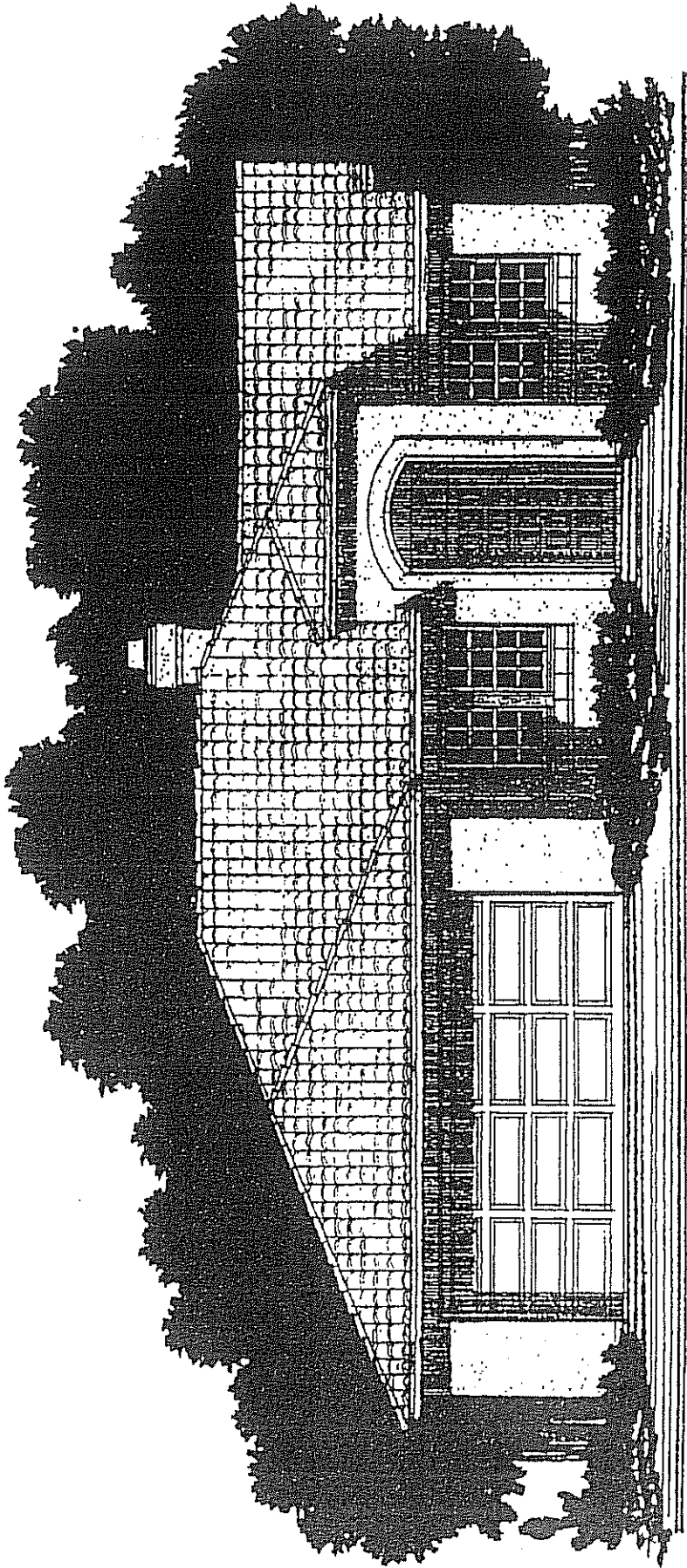
COPPER HILL  
HOMES

At Joshua Springs

---

# SKY HARBOR

---



---

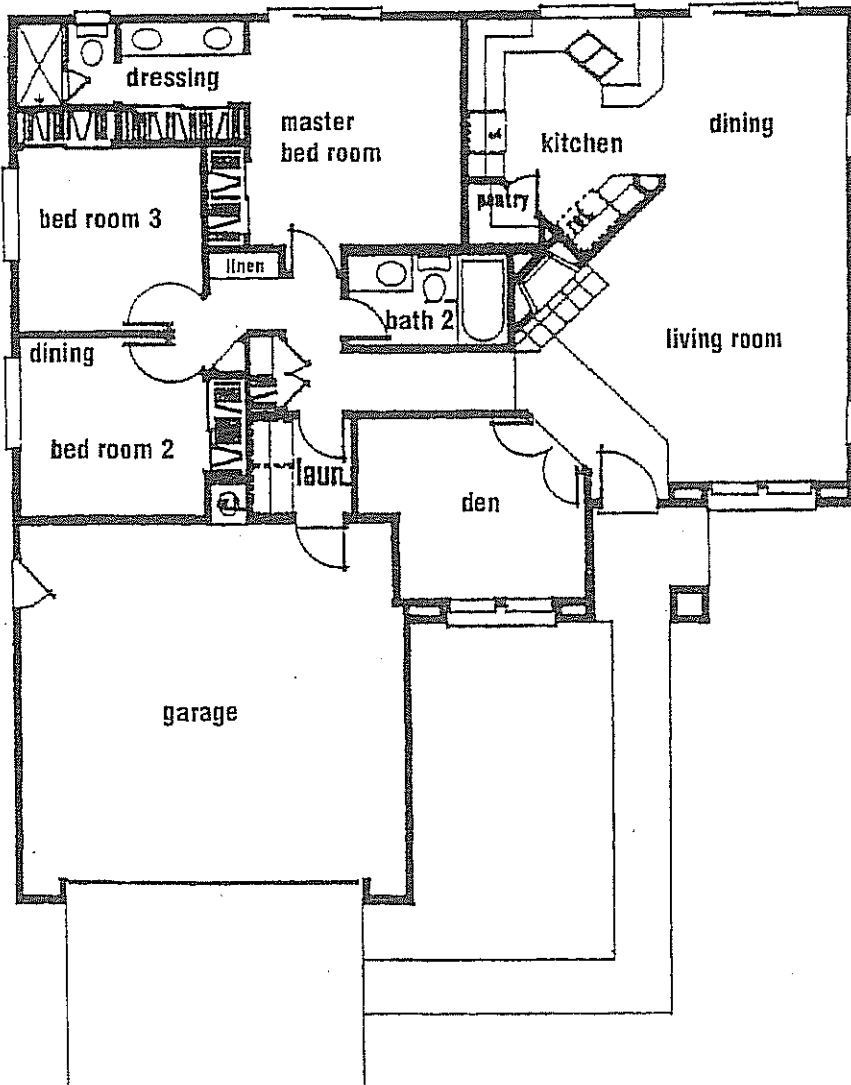
COPPER HILL

At Joshua Springs  
HOMES

- Exceptional Value in Affordable Homes
- Large to very Large Home Sites
- Mountain Views and City Views

# SKY HARBOR

3 Bedroom, 2 Baths on Base Lot #2



total living area 1600 sq. ft.  
garage 436 sq. ft.

## Standard

- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Central Air & Heat
- Septic Tank Included
- Smoke Alarms
- Laundry Rooms
- Oak Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Fire Place

## Optional

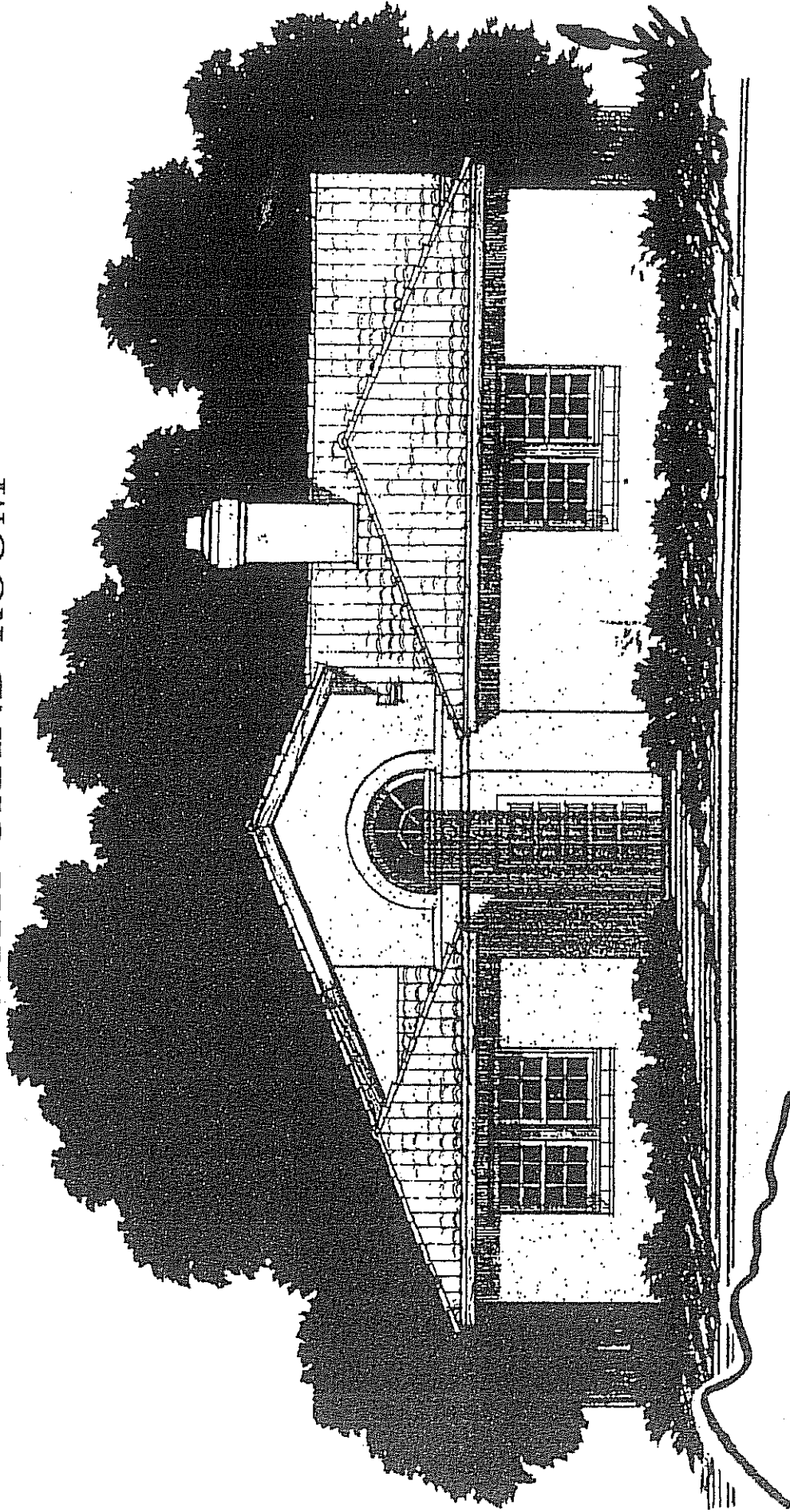
- Mirrored Wardrobe Doors
- Carpet Upgrade
- Landscaping
- Security Systems
- Patio

## Current Pricing

  
COPPER HILL  
HOMES <sup>At</sup> Joshua Springs

# THE MONUMENT

WITH GRAND ROOM



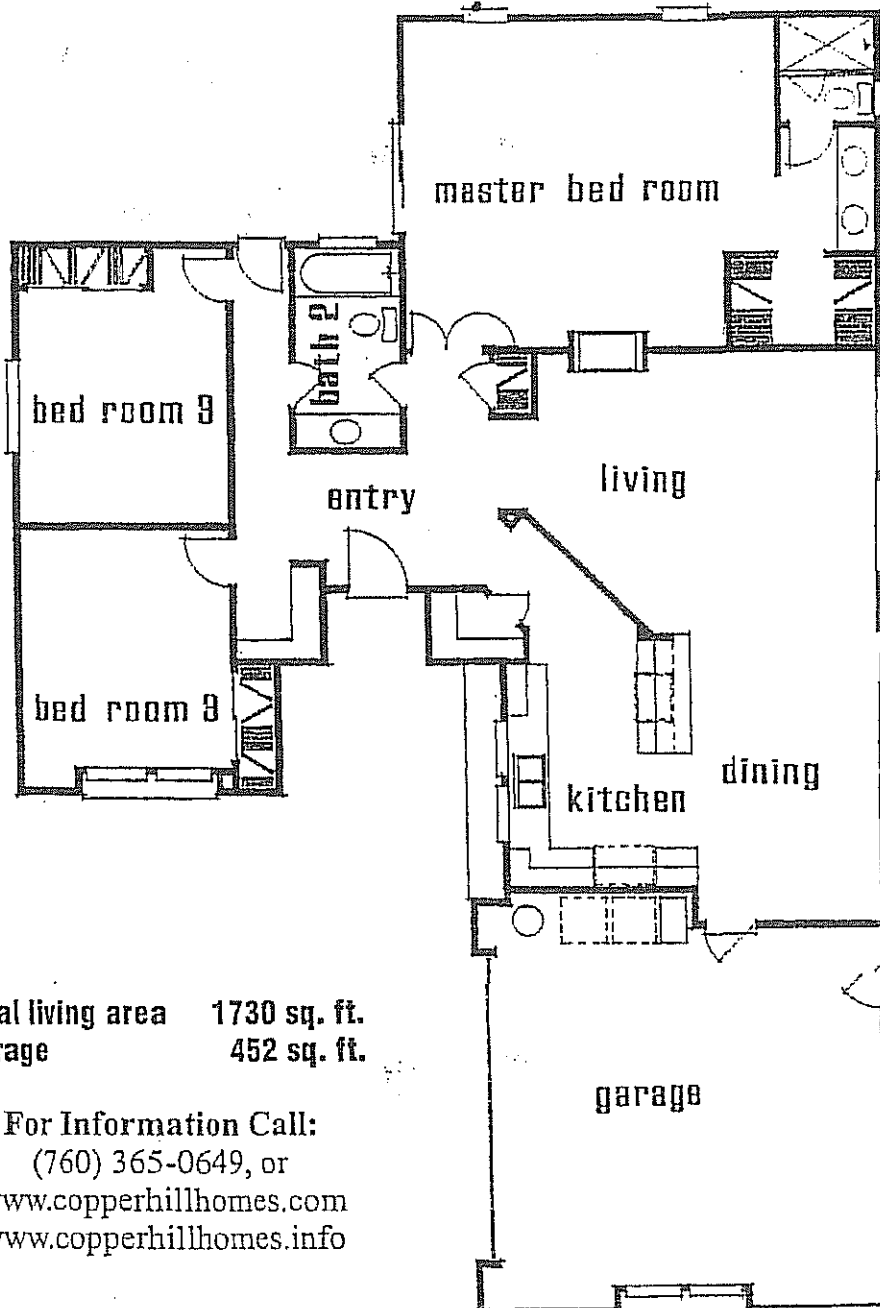
COPPER HILL  
HOMES <sup>At</sup> Joshua Springs

- Exceptional Value in Affordable Homes
- Large to very Large Home Sites
- Mountain Views and City Views

# THE MONUMENT

with GRAND ROOM

3 Bedroom, 2 Baths on Base Lot #2



total living area 1730 sq. ft.  
 garage 452 sq. ft.

For Information Call:  
 (760) 365-0649, or  
[www.copperhillhomes.com](http://www.copperhillhomes.com)  
[www.copperhillhomes.info](http://www.copperhillhomes.info)

### Standard

- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Central Air & Heat
- Fireplace
- Septic Tank Included
- Smoke Alarms
- Oak Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Dish Washer

### Optional

- 3 Car Garage
- Mirrored Wardrobe Door
- Carpet Upgrade
- 4th Bedroom/Bonus Room
- 5th Bedroom - Plan C Monument Only
- Landscaping
- Security Systems
- Patio
- Tile Floor / Counter Tops
- Jacuzzi Tub

**Current Pricing**

---



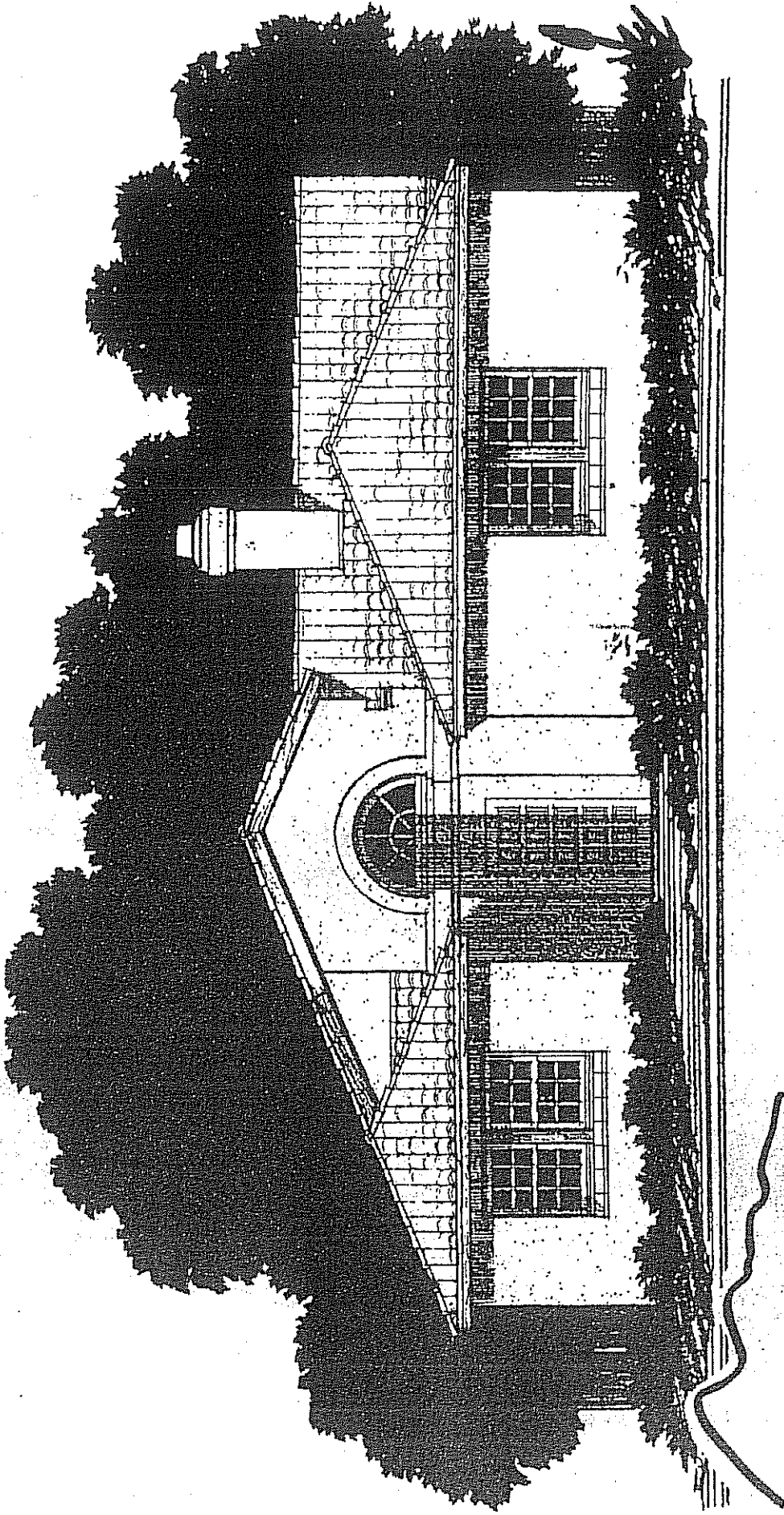
---



---



# THE MONUMENT / BONUS ROOM

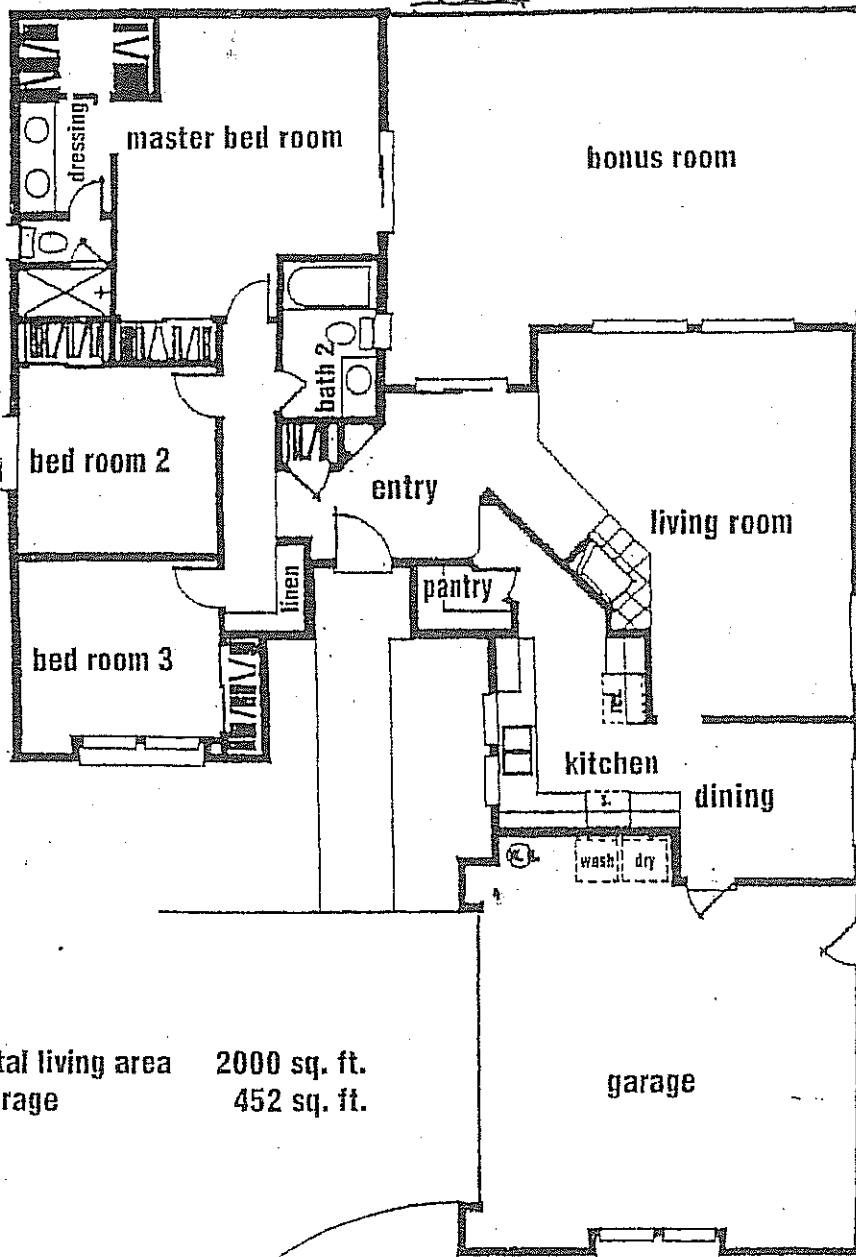


COPPER HILL  
At Joshua Springs  
HOMES

- Exceptional Value in Affordable Homes
- Large to very Large Home Sites
- Mountain Views and City Views

# THE MONUMENT - BONUS ROOM

3 Bedrooms, Bonus Room, 2 Baths on Base Lot #3



total living area 2000 sq. ft.  
garage 452 sq. ft.


### Standard

- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Large Bonus Room
- Central Air & Heat
- Septic Tank Included
- Smoke Alarms
- Laundry Rooms
- Oak Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Fire Place

### Optional

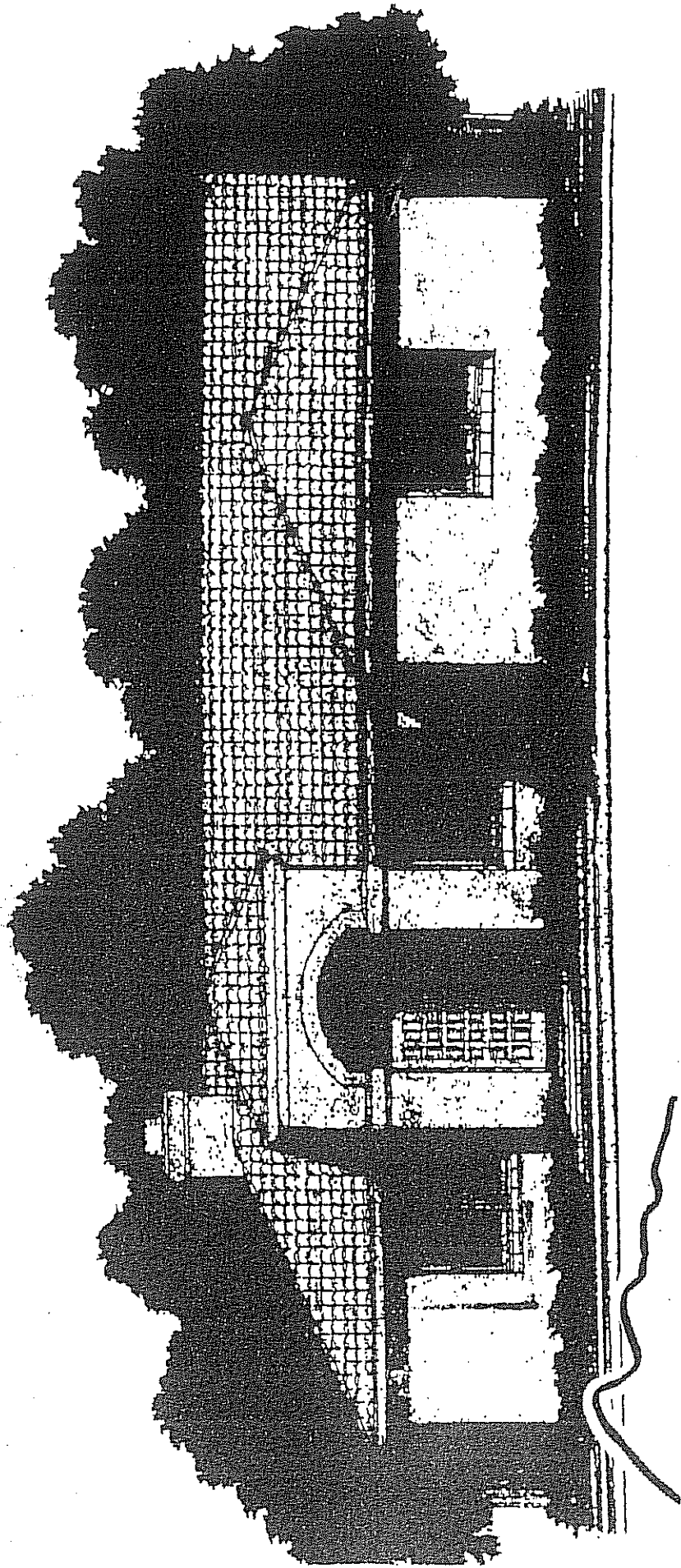
- Mirrored Wardrobe Door
- Carpet Upgrade
- 3 Car Garage
- Landscaping
- Security Systems
- Patio

Current Pricing

  
COPPER HILL  
HOMES <sup>At</sup> Joshua Springs



# L.D.S. - VALLEY VIEW



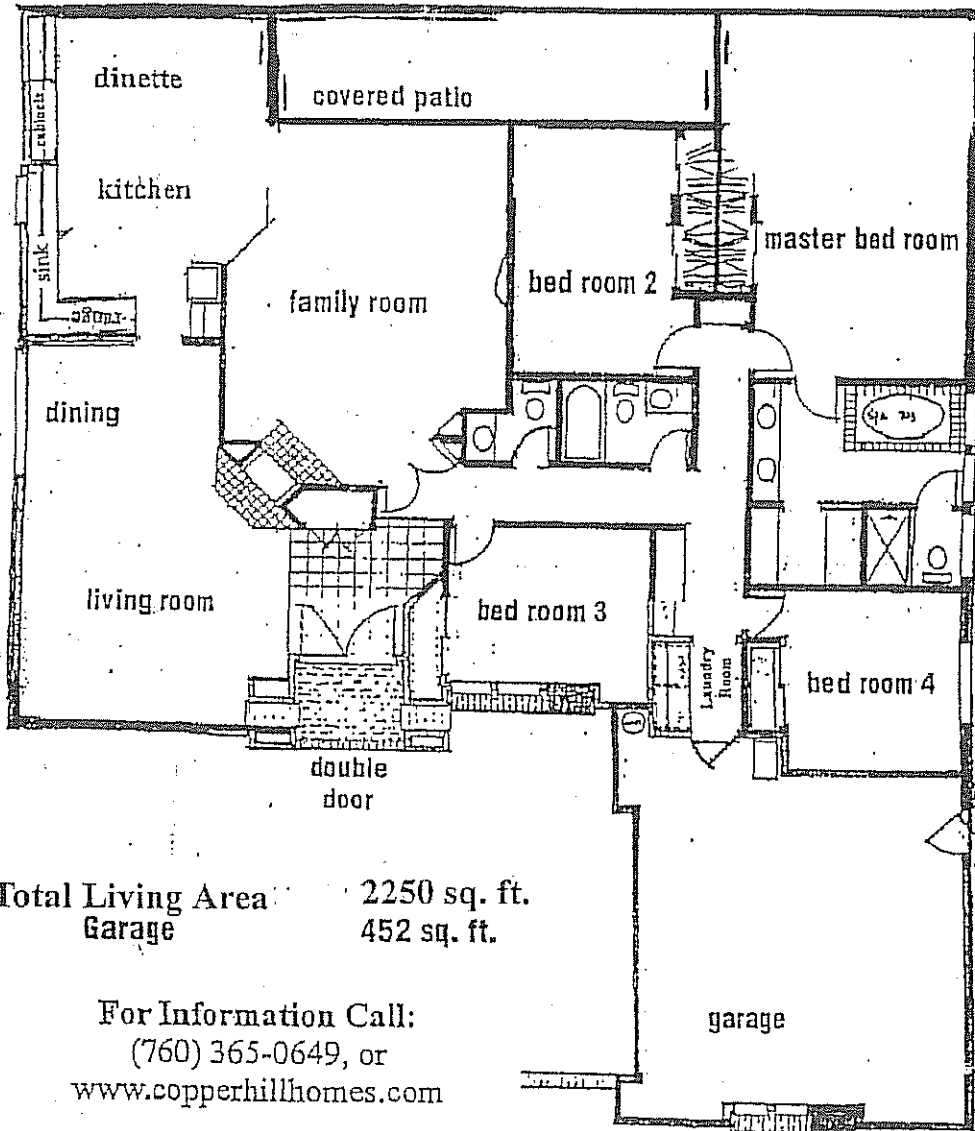
COPPER HILL  
HOMES <sup>At</sup> Joshua Springs

- Exceptional Value in Affordable Homes
- Large to very Large Home Sites
- Mountain Views and City Views

4

# L.D.S. - VALLEY VIEW

4 Bedroom w/Large Family Room, 2 & 1/2 Baths on Base Lot #3



Total Living Area: 2250 sq. ft.  
 Garage: 452 sq. ft.

For Information Call:  
 (760) 365-0649, or  
[www.copperhillhomes.com](http://www.copperhillhomes.com)

### Standard

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Central Air & Heat
- Septic Tank Included
- Smoke Alarms
- Laundry Rooms
- Oak Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Fire Place

### Optional

- Mirrored Wardrobe Doors
- Carpet Upgrade
- Landscaping
- Security Systems
- Patio
- 3 Car Garage

Current Pricing


---



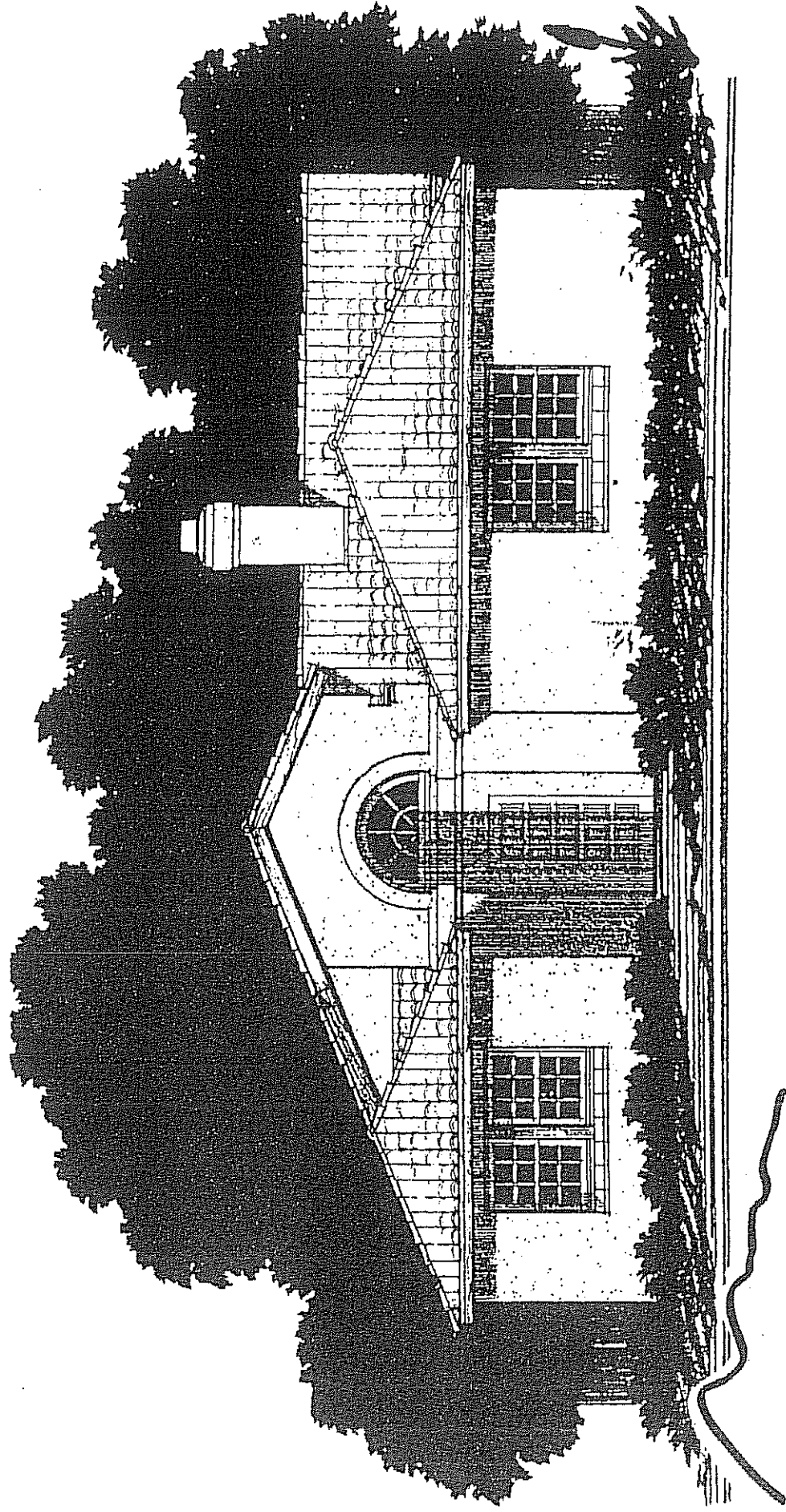
---



---

  
**COPPER HILL**  
**HOMES** *At Joshua Springs*

# THE MONUMENT / PLANC

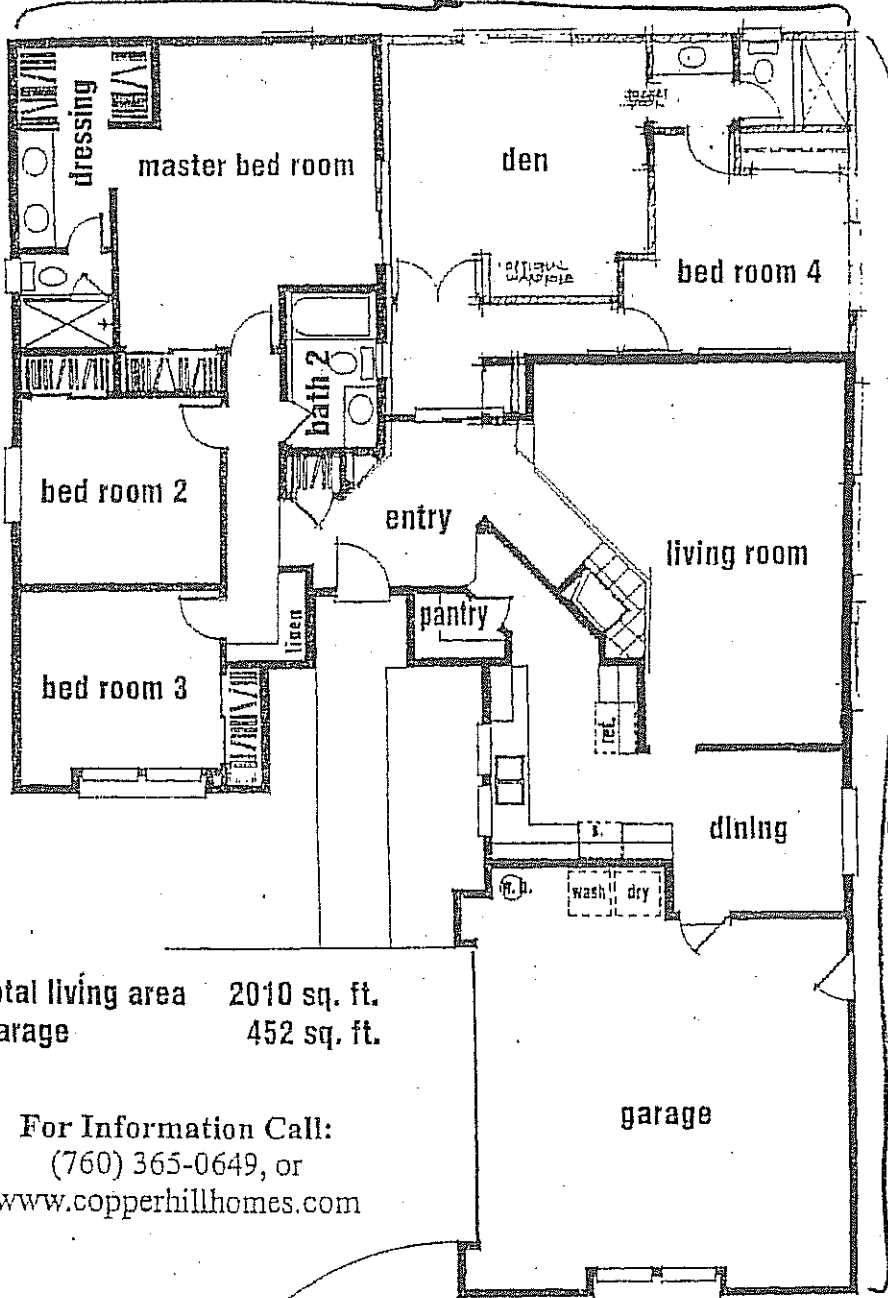


COPPER HILL  
At Joshua Springs  
HOMES

- Exceptional Value in Affordable Homes
- Large to very Large Home Sites
- Mountain Views and City Views

# THE MONUMENT II / PLAN C

4 or 5 Bedroom, 3 Baths on Base Lot #3



total living area 2010 sq. ft.  
garage 452 sq. ft.

For Information Call:  
(760) 365-0649, or  
[www.copperhillhomes.com](http://www.copperhillhomes.com)

### Standard

- 4 Bedrooms & Den
- 3 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Septic Tank Included
- Smoke Alarms
- Oak Kitchen with Formica Tops
- Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 3 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Fire Place
- Central Air & Heat
- Tile Entryway
- 4th Bedroom/Bonus Room
- 5th Bedroom - Plan C

### Optional

- Landscaping
- Security Systems
- Patio
- Carpet Upgrade
- Mirrored Wardrobe Door
- 3 Car Garage
- Evaporative Cooler

### Current Pricing

Plan A

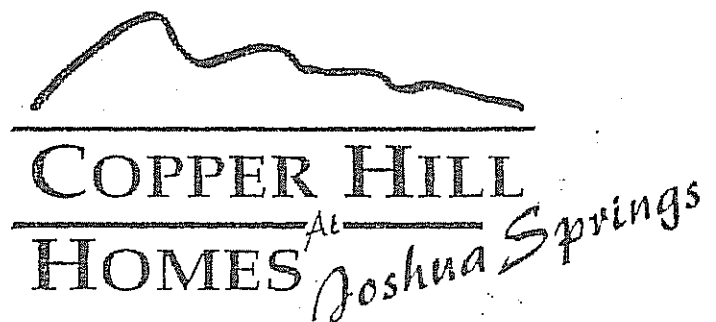
---

Plan B

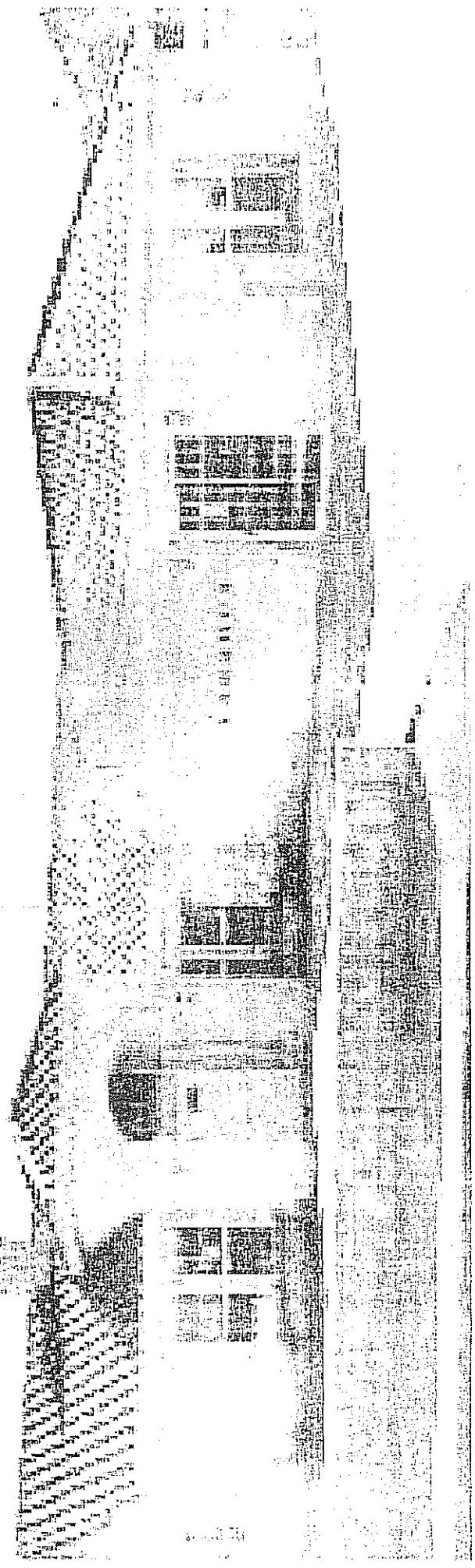
---

Plan C

---

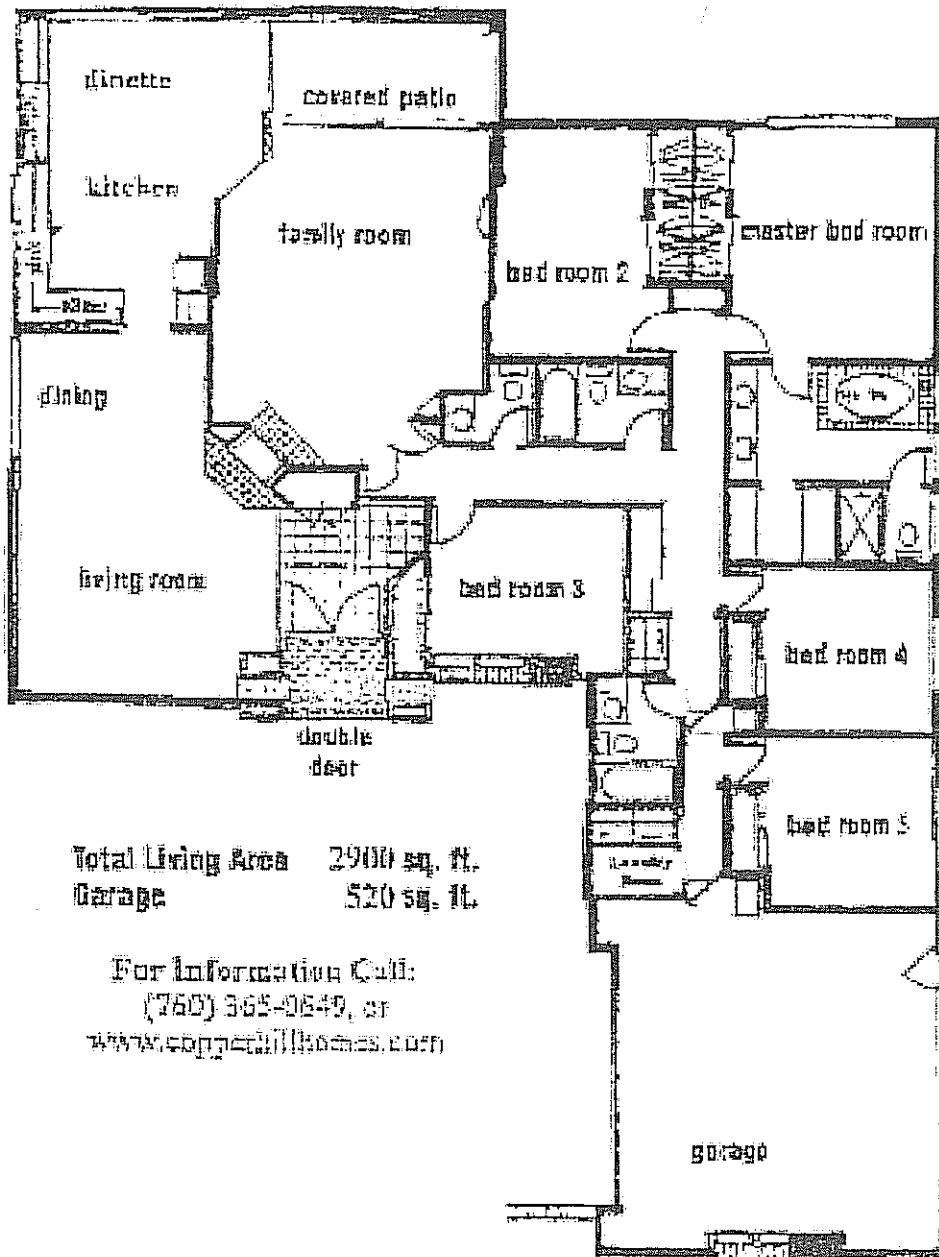


0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99



# GRAND VALLEY VIEW

5 Bedroom w/Large Family Room, 3 & 1/2 Baths on Base Lot #3



Total Living Area 2900 sq. ft.  
Garage 520 sq. ft.

For Information Call:  
(760) 365-0649, or  
[www.coppertillhomes.com](http://www.coppertillhomes.com)

## Standard

- 5 Bedrooms
- 3.5 Bathrooms
- 2 Car Garage
- Concrete Drive
- Stucco Exterior
- Central Air & Heat
- Septic Tank Included
- Smoke Alarms
- Laundry Rooms
- Out Kitchen with Formica Tops
- Range & Hood
- White Painted Dual Pane Windows & Sliding Door
- Garbage Disposal
- R-20 Insulation in Exterior Walls
- R-38 Insulation in Ceiling
- 5 Phone & TV Cable Jacks
- Simulated Marble Top in Bathroom
- Tile Pattern Fiberglass Tub
- Tile Roof
- Fire Place

## Optional

- Mirrored Wardrobe Doors
- Carpet Upgrade
- Landscaping
- Security Systems
- Patio
- 3 Car Garage

THE GRAND VALLEY VIEW 2900 sq. ft.  
5 BEDROOM 3.5 BATH'S  
FAMILY ROOM, DOUBLE SIDED  
FIREPLACE, FORCED AIR & HEAT,  
TILE ROOF, ENTRY TILE (#3 LOT)

\$420,000.00

\*All Homes Include 5 ft. Wrought Iron Fence & 2 Gates  
\*All Homes Include Front Yard Gray Rock- Coverage Only