

Appendix B

General Plan Amendment Text

General Plan Amendment

Text Amendment to Chapter 3-Land Use Element (Page 3-5)

(GPA-012-3175)

Original Text

Specific Plan 276

Specific Plan 276 was adopted on October 30, 1990 by the County of Riverside. The Specific Plan is located generally east of the I-15 Freeway, west of the I-215 Freeway, and south of Murrieta Hot Springs Road.

Specific Plan 276, commonly known as the “Murrieta Springs Mall Specific Plan” proposes a plan for a 1,767,914 square foot regional shopping center/mall, comprised of retail, office, restaurant, entertainment, and hotel uses on approximately 64 acres (refer to Table 3-3, Specific Plan 276). The Specific Plan proposes development of the area within three phases. The Regional Mall would be located on approximately 51.5 acres and contain eight major anchor tenants, a food court, multi-screen cinema complex, and smaller retail shops located throughout the mall. The remainder of the site would include eight free-standing building pads to include restaurant, retail shops, office space, hotel and financial services. The Specific Plan includes development standards, including Commercial Design Guidelines.

Table 3-3
Specific Plan 276

Land Use	Acres	Square Feet
Regional Commercial	51.5	1,566,714
Office/Retail	2.9	90,000
Restaurant	3.0	11,200
Hotel	4.5	90,000
Retail	1.6	10,000
TOTAL	63.5	1,767,914

Amended Text (Deletions are indicated by Strikeouts and additions by Underline)

Specific Plan 276

Specific Plan 276 was adopted on October 30, 1990 by the County of Riverside and amended and restated on XXXX 2013. The Specific Plan is located generally east of the I-15 Freeway, west of the I-215 Freeway, and south of Murrieta Hot Springs Road.

Specific Plan 276, commonly known as ~~the “Murrieta Springs Mall Specific Plan”~~ “The Triangle Specific Plan” proposes a plan for a 1,767,914 square foot regional shopping center/mall, comprised of retail, office, restaurant, entertainment, and hotel uses on approximately 64 acres (refer to Table 3-3, Specific Plan 276, below). The Specific Plan proposes development of the area within three phases and four Planning Areas. The Regional Mall Center would be located on approximately ~~51.5~~ 56 acres and may contain eight major anchor tenants, ~~a food court, a~~ multi-screen cinema complex, offices, and smaller retail shops located throughout the center mall. The remainder of the site would include ~~eight~~ free-standing building pads to include restaurant, retail shops, office space, hotel and financial services. The amount of gross building area for each category may vary, provided that the maximum overall square footage is maintained. The Specific Plan includes development standards, including ~~Commercial~~ Design Guidelines.

Table 3-3
Specific Plan 276

Land-Use	Acres	Square-Feet
Regional Commercial	51.5	1,566,714
Office/Retail	2.9	90,000
Restaurant	3.0	11,200
Hotel	4.5	90,000
Retail	1.6	10,000
TOTAL	63.5	1,767,914

Land Use	Square Feet
Retail	<u>640,914</u>
Office	<u>779,082</u>
Hotel (220 rooms)	<u>148,000</u>
Entertainment	<u>74,660</u>
Restaurant	<u>125,258</u>
TOTAL	<u>1,767,914</u>