

SECTION 1: INTRODUCTION

1.1 Project Summary

The Triangle is approximately 64.3 acres in size and the name reflects its location in the triangle of land bounded by Murrieta Hot Springs Road to the north, I-15 to the southwest, and I-215 to the southeast. Exhibit 1-1 illustrates the regional setting of the project. Exhibit 1-2 shows an aerial view of the local vicinity. The location is optimal for the planned mixed-use development that incorporates offices, shopping, hotel, entertainment and restaurant spaces as part of an integrated commercial and business complex. This development brings a vibrant mix of uses to the City of Murrieta and western Riverside County, creating a regional center of activity. The Triangle combines the best features of a mixed-use development with a modern, progressive retail [and entertainment](#) center.

The Triangle Specific Plan incorporates a maximum of 1,767,914 square feet of gross building area, divided among approximately 840,832 square feet for retail, restaurant, and entertainment uses, approximately 779,082 square feet of Class A and B office space, and approximately 148,000 square feet for hotel rooms and related uses. The Triangle includes innovative development concepts, such as the potential for [integrating](#) office over retail space ~~and integrated~~ [retail and entertainment uses and the utilization of](#) parking structures serving multiple land use categories. All of these uses are proposed within a design framework of four planning areas with connecting internal circulation that unifies the space and creates a distinct sense of place.

The landform, mix of land uses, the size and placement of structures on the site, and the circulation system work together to create the *structure* of the development. The *character* of a place is created by the style of the structures and their relationship to pedestrian spaces, the type and variety of landscape treatments used, the smaller yet highly visible elements such as signage, lighting, and street furnishings that provide detail to the site, and the manner in which these elements are integrated into a cohesive whole. These elements and their relationship to one another are the subject of this Specific Plan. Detailed descriptions of all of these key components of the plan are included in the following Sections.

Exhibit 1.1

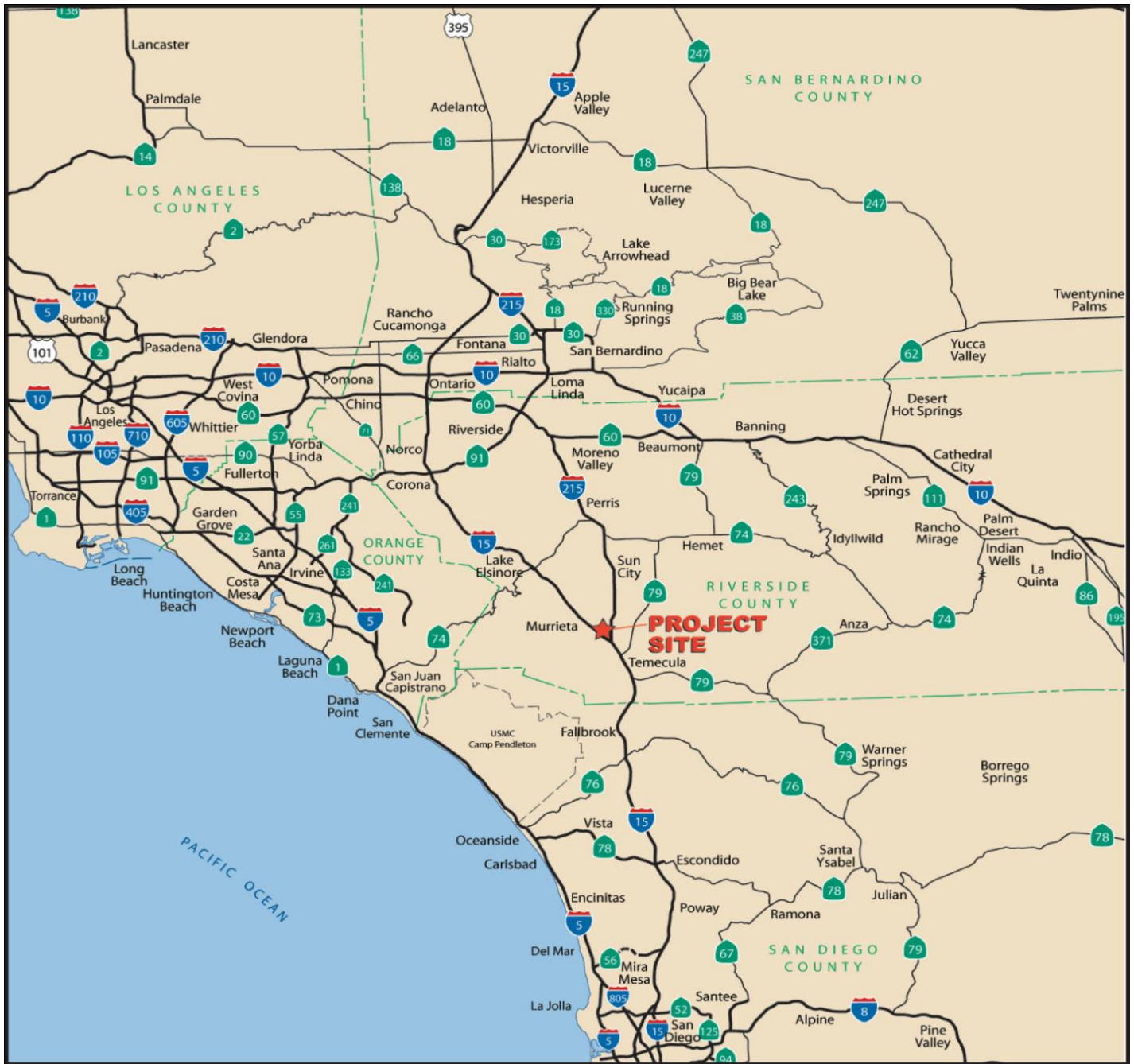


Exhibit 1-1: Regional Setting

Exhibit 1.2

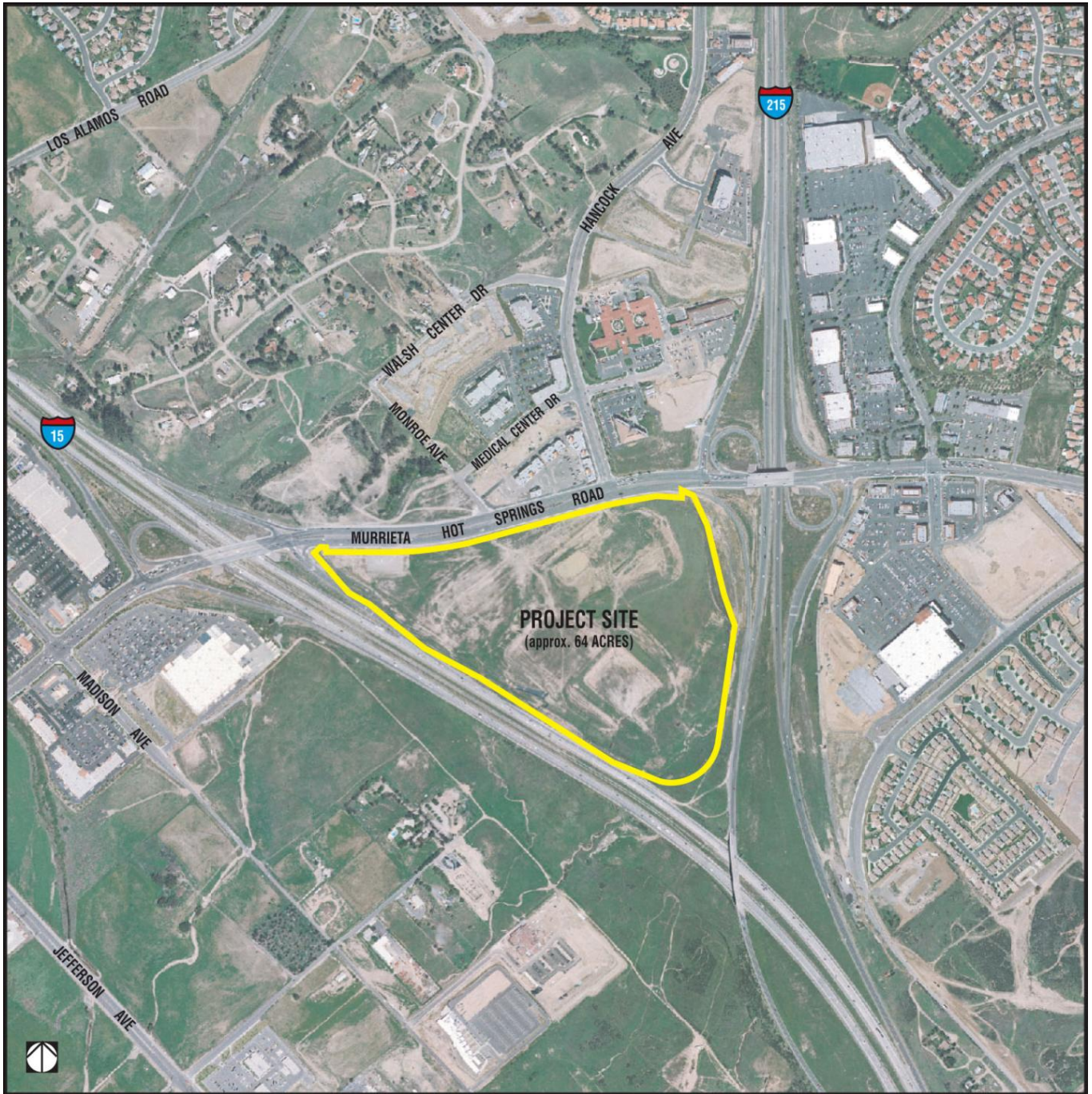


Exhibit 1-2: Local Vicinity

1.2 Approach to Specific Plan

The Triangle Specific Plan is complimented by The Triangle Design Guidelines, and these two documents will be used together to implement The Triangle. The Specific Plan identifies those project components that are appropriate to codify as part of the City's zoning. These standards and development criteria will direct future development of the site. The text and diagrams contained in the Specific Plan address the planning of necessary infrastructure and facilities as well as relationships of the proposed uses to adjacent roadways.

The Design Guidelines incorporate elements of the project related to design intent. The Guidelines contain design guidance for the designers, architects and developers who will create the built environment. The Triangle will be a center of business and leisure time activity in the City of Murrieta for decades into the future. Over time, the design elements of The Triangle may be modified, enhanced or expanded. The approach of separating the Design Guidelines from the Specific Plan allows for design flexibility and maximum creativity both during the initial stage of development and for changes over a longer period of time.

~~A~~—Development ~~PlanPlans~~ will be processed ~~in a subsequent stage of entitlement for incremental development to meet market demand~~. The planning area map included in the Specific Plan is provided for diagrammatic purposes. The Triangle Specific Plan and Design Guidelines will govern and guide the development of the site. The subsequent Development ~~PlanPlans~~ will be evaluated according to the requirements and design concepts identified in these documents. In order to be approved, ~~the~~each Development Plan must be found consistent with them.

1.3 Project Vision and Goals

1.3.1 Vision for The Triangle

The Triangle creates a strong sense of place that is a vibrant and energetic venue people enjoy visiting. The location of the project naturally lends itself to creating a focal point of energy and attention within the City. Design elements reinforce the sense of place by integrating multiple elements into a unified aesthetic. The Triangle is based on several key design principles to achieve this end.

- Integrating synergistic land uses to attract high quality corporate, restaurant and retail users to



the site, thereby increasing the economic vitality of the City.

- Establishing a more urban-scale built environment by using building architecture, massing and scale, building setbacks from pedestrian spaces, and a connecting roadway system to create a strong design framework, and by providing for a high intensity of uses to enliven the space.
- Creating a comprehensive and cohesive high quality and thoughtfully detailed contemporary themed development, which will be implemented through building architecture, landscape design of plantings and furnishings, distinctive signage, carefully selected use of colors and materials, and lighting both for safety and for effect.

Integrated Land Uses

This is one of the most prominent locations in the City of Murrieta, at the confluence of I-15 and I-215, the region's busiest roadways. Thousands of people drive past the site daily, creating the highest level of visibility in the region. Some of the development within The Triangle occurs in multi-story buildings that are visible from miles away. Visibility translates into attraction; people naturally want to see what is new; they seek out fresh experiences. The Triangle is designed in a way to attract visitors and then provide a fun, memorable experience people will want to enjoy over and over again. And by providing flexibility in design, The Triangle can be updated over time, maintaining a sense of freshness and providing unique experiences for visitors for many years.



The Triangle creates a distinctive environment by integrating a variety of types of land uses developed at differing scales: the project is designed to include a market-driven mix of mid-and/or high-rise ~~office~~ buildings; offices combined with retail uses; traditional retail; hospitality uses including approximately 220 hotel rooms, conference space, and restaurants; free-standing restaurants; a cinema, and other types of entertainment uses such as arcades ~~or~~ live entertainment venues, and other indoor and outdoor entertainment uses. These uses are combined in unconventional ways by being mixed both horizontally and vertically. That is, the uses may be combined into one building, such as office over shops (vertical mixing), or located in close proximity and sharing on grade or structured parking, plazas, and walkways (horizontal mixing).

Incorporating office, entertainment and mixed uses with retail and restaurant uses extends the hours when people will be at the site. Potentially including a hotel within the mix of uses reinforces the urban feeling by having people stay at The Triangle round-the-clock, thereby extending the hours of use beyond that of a conventional mall or office complex. The planned mix of uses compliment and support one another.



The Triangle becomes the place where people can find many of the goods, services, and entertainment and leisure time experiences they seek. Office workers shop at lunch and have dinner or perhaps see a movie before they return home. People who utilize the restaurants are likely to visit one or more shops while they wait for their table. Leisurely weekend afternoons can be spent shopping, dining, engaging in family fun activities and relaxing while people watching and listening to music in the plazas.

Urban-scale and Energetic Built Environment

The development incorporates an urban character by the proposed mix of uses and the intensity of development, with a floor to area ratio (FAR) ranging from .25 to over 1.0. The scale of buildings also invokes an urban sensibility, with multi-story buildings and structured parking. The tallest structures within the site, potentially as high as 18 stories, are located at the three corners, establishing the framework at the perimeter of the property. An internal circulation system for vehicles and pedestrians forms a ring inside these multi-story buildings.



~~Central to the development, both in terms of being the heart of the project and being located inside the internal connector road, is a large retail core. Site design reinforces this urban experience within the retail area, with shops fronting closely along streets and pedestrian walkways.~~

The scale of The Triangle also creates a sense of energy and liveliness without overwhelming the visitor. Over 1.7 million square feet of new uses are planned. Yet this amount of development is designed in way that creates a comfortable, human scaled environment. Planting trees along walkways provides an overhead canopy, making large spaces seem appropriately sized. Plazas or courtyards located ~~at office building entries~~ throughout the property add to a sense of placemaking and reduce the imposing scale of large structures and create places for people to gather ~~during the workday~~ and interact.



Plazas are also located within the retail ~~core~~ component, allowing for places to rest and take a break from activity and places that become the hubs for ~~entertainment~~ gathering and family friendly engagement, featuring elements such as water features, kids' play spaces, ~~or performance stages~~ and personal spaces for group and individual



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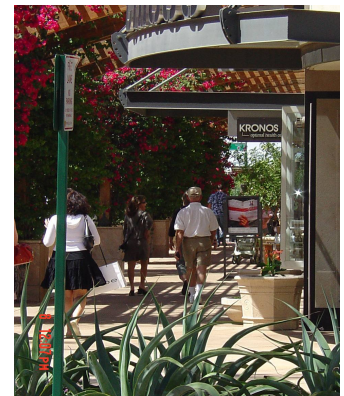
[relaxation](#). These spaces are scaled so that both large and small special events can be accommodated.

The Triangle combines the best elements of integrated, mixed-use developments and lifestyle centers. This provides for a vibrant combination of uses that support one another because they provide many of the goods and services people use in their daily lives. The Triangle, like the best regional centers, provides convenience, efficiency, and a place for social interaction. By focusing design elements to improve the experience of the visitor, people are encouraged to visit The Triangle more often and stay longer. [Emphasis will be placed on creating a sense of place and offering goods, services, restaurants and entertainment uses which are not currently available to the local community.](#)

Design Theme

Multiple stylistic elements are combined in an integrated way to create the character of The Triangle. A clean, contemporary style will be used throughout the project, emphasizing elegant and understated design. In building architecture forms are simple and focus on horizontal and vertical rhythm. Contemporary style draws on blending indoor and outdoor spaces by incorporating large expanses of glass and by using materials that flow from the interior to the exterior of buildings. Within the retail core particular attention is given to creating human-scaled spaces by controlling building mass and scale ~~and~~, emphasizing building entries ~~—~~ [and integrating public spaces with retail uses. These public spaces can be concentrated in linear format to create an open, walkable area along retail frontage that encourages cross shopping and synergy throughout the project.](#)

In the landscape forms will be simple and also focus on rhythm in plantings to create a strong statement. The materials used in landscape features such as paved areas, walls and planters compliment the contemporary architectural style in color, form and materials. An important factor in creating a unique sense of place is integrating small, carefully considered details into the space to create an exceptional level of finish. These details include signage, lighting, benches, [shade structures, outdoor seating areas](#), and similar smaller scaled items that are closer to eye level and so become visually important. All these features will be coordinated to reinforce the contemporary theme for The Triangle.



1.3.2 Goals of the Project

The Triangle Specific Plan has been prepared within the framework of a comprehensive and detailed planning program and design guidelines. Issues such as engineering feasibility,

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economic viability, and how to achieve high standards of design aesthetics have all been evaluated in formulating the plan. This design process has resulted in a set of specific project planning goals, delineated below.

1. Implement the City of Murrieta General Plan policies and objectives relevant to the site.
2. Design the project in consideration of the site's topographic, geologic and hydrologic setting.
3. Develop an environment that allows motorists and pedestrians to easily navigate from one land use and area to another.
4. Create project and community identity through thematically coherent and aesthetically eloquent architecture, landscaping, colors, signage, and boundary and entry statements.
5. Locate regional shopping facilities where they are optimally served by the regional transportation system and will have minimal impact on secondary and surface streets.
6. Integrate a mix of uses including large scale ~~office~~ buildings in close proximity to retail, service and hotel uses to create synergy and increase cross flow and integration of mixed uses.
7. Consistent with the adopted City General Plan size and phase the regional center development plan to satisfy and be consistent with current and anticipated future regional market demands through the design of an integrated mixed use development of approximately 1,700,000 square feet.
8. Develop and integrate Class A and B office space with adequately sized building footprints and building scale to service a range of regional and national office tenants including corporate headquarters, thereby creating the potential for higher paid professional employment opportunities.
9. Enhance the economic vitality of the community by introducing additional segments of the retail market and entertainment, including large scale national retailers in ~~a~~prominent and visible retail ~~core~~concentration along Murrieta Hot Springs Road that will spawn additional economic activity through the multiplier effect.
10. Increase tax revenues to the City of Murrieta by recapturing sales currently "leaking" to other areas, attracting new sales from outside the community, and enhancing other income sources such as property tax, business license fees, and development fees.

11. Improve the sub-regional jobs to housing ratio by providing a substantial number of new construction and permanent jobs in the local community.
12. Introduce new, unique, high quality and progressive retail, [entertainment](#) and service providers currently unavailable in the Murrieta market to serve local needs, thereby reducing regional traffic impacts by reducing the number of trips from Murrieta residents to providers outside the City.

1.4 Regulatory Background and Relationships to Other Plans

1.4.1 Existing Entitlement

The County of Riverside adopted the Murrieta Springs Mall Specific Plan Number 276 in 1990. That plan included the same mix of uses to those proposed in The Triangle Specific Plan, including retail, office, restaurant, entertainment and hotel. Environmental Impact Report Number 358 and Development Agreement Number 54 were approved with the Specific Plan. Subsequently, on July 1, 1991, the City of Murrieta incorporated and the entitlements were transferred to the City. The City approved an amended Development Agreement in February 1994, extending the effective date of that agreement until February 25, 2023.

Specific Plan Amendment No 1

The ~~proposed~~ Triangle ~~project is~~ Specific Plan was amended in 2013 with an amendment to and restatement of the original Specific Plan Number 276. ~~Changes (the "Amendment No. 1 to Triangle Specific Plan").~~ Amendment No. 1 to the Triangle Specific Plan ~~include~~ included changing the name of the Specific Plan to "The Triangle Specific Plan" and updating the description of the project proposal. Specific changes ~~include~~ in Amendment No. 1 to Triangle Specific Plan included:

- Revising the number of Planning Areas from six to four
- Changing the enclosed mall to an outdoor retail center
- Revising the height limitation for the hotel and office buildings located at the three corners of the site to a maximum of 280' for Planning Area 4, and 200' for Planning Areas 2 and 3.
- Reducing the amount of retail space and increasing the amount of office, restaurant and entertainment space, within the same maximum gross building area of 1,767,914.
- Providing amended standards for advertising structures and signs, including maximum square footage, height, and aggregate number of signs.
- Updating development standards to reflect the changes in the marketplace
- Separating Design Guidelines into a separate document for purposes of streamlining the process of making future design changes

1.4.1.1 Proposed Amendment No. 2

Amendment No. 2 to Triangle Specific Plan ("Amendment No. 2 to Triangle Specific Plan") includes:

- Modification to various uses in Table 2-1.

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- Authorizing drive through uses including banks, restaurants, pharmacies, food uses and other drive through uses typically found in retail centers
- modifying and implementing site specific standards for setbacks, landscaping requirements, shared loading parking spaces, landscape screening of loading parking, and allowing 15% of allowable parking to be in the rear of retail buildings
- Reduce the landscape setback from Murrieta Hot Springs Road from 60' to 25' for buildings and 15' for parking areas.
- Modify setback Development Standards in Tables 2-4 Development Standards for Office Buildings, 2-5 Development Standards for Retail Uses, 2-7 Development Standards for Hotels, and 2-8 Development Standards for Parking Structures.
- Authorizing site specific signage including authorizing five (5) forty foot (40') high pylon signs along Murrieta Hot Springs Road, two (2) sixty foot (60') high pylon signs along the I-15 freeway (including electronic signage on each sign), two (2) sixty foot (60') high pylon signs along the I-215 freeway (including electronic signage on each sign). See Table 2-9 for signage specifications.
- Authorizing the relocation and/or replacement of two (2) static billboards with two (2) electronic billboards subject to City Council approval. Size of billboards shall be approximately 12' x 40' or such other commercially reasonable size as may be approved by the Development Services Director (the "Director").
- Authorizing certain Minor Exceptions and Exceptions where the Development Director has authority to grant minor changes, allowances and variances in setbacks, sizes of buildings, landscape architecture elements, building architecture and transfers of square footage between buildings within a planning area all as specified herein

The site is currently designated commercial in the City of Murrieta General Plan and is also zoned Specific Plan (SP276) on the City's zoning map. No changes are proposed to those designations. The Triangle Specific Plan is approximately 64.3 acres in size as documented in Parcel Map 28280, and as shown on Exhibit 1-3, Triangle Specific Plan Boundary.

There is an existing Community Facilities District (CFD 91-1) covering approximately a 17-acre portion of the property. It is anticipated that subsequent to action on The Triangle project entitlements that a new CFD may be proposed to include the entire project site.

Exhibit 1-3

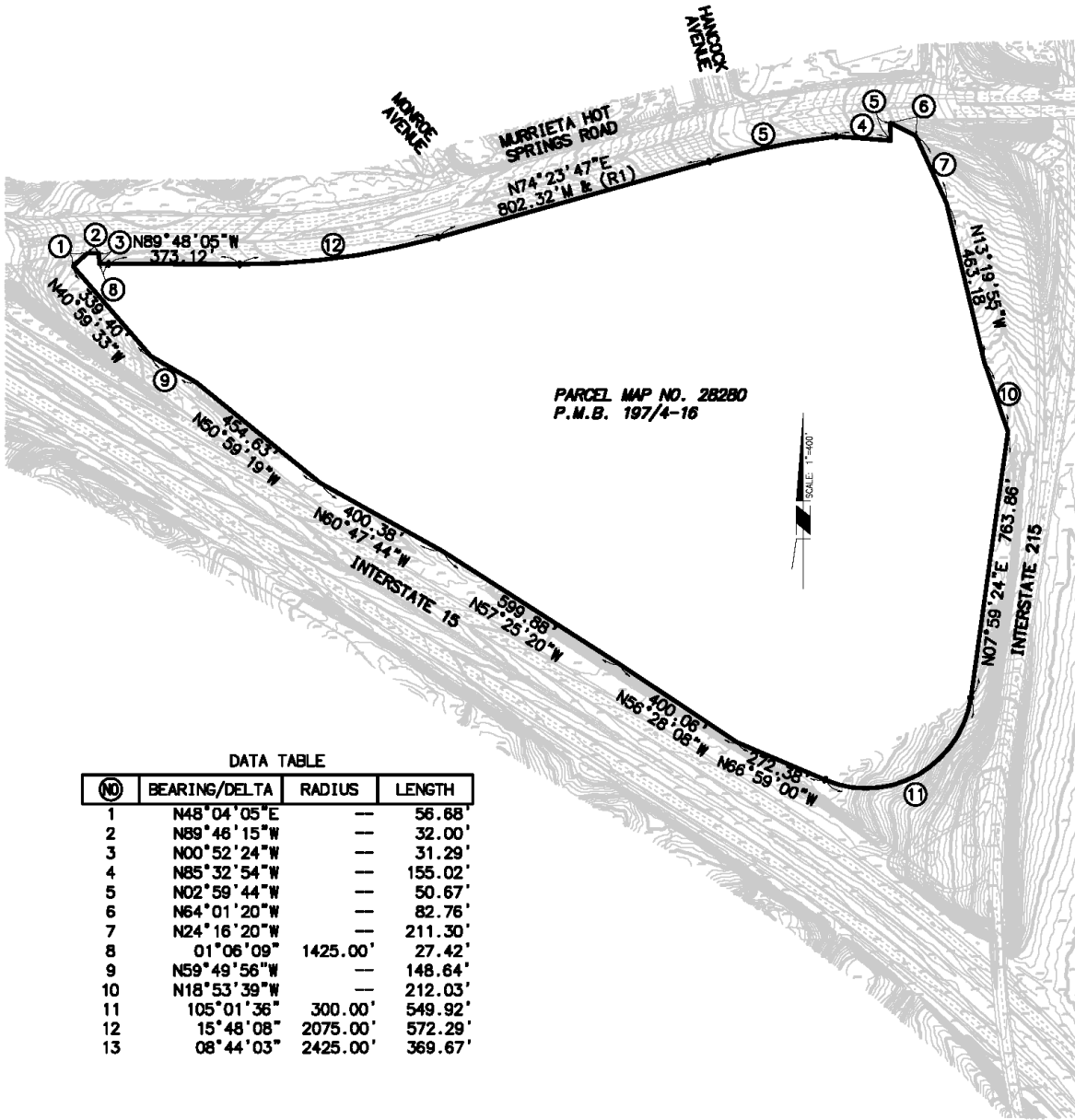


Exhibit 1-3: Specific Plan Boundary Map

1.4.2 Discretionary City Actions

Discretionary City Actions which have been approved

The following discretionary City Actions have been approved:

Certification of SEIR

Adoption of MMRP

Adoption of General Plan Amendment

Discretionary actions and approvals by the City of Murrieta being processed in conjunction with The Amendment No. 2 to Triangle Specific Plan include:

- ~~Certification of The Triangle Specific Plan Subsequent Environmental Impact Report~~
- ~~Adoption of The Triangle Specific Plan Mitigation Monitoring Program~~
- ~~Revision to General Plan Text~~
- ~~Adoption of Amended Triangle Specific Plan Number 276~~
- ~~Approval of Amended~~ Development ~~Agreement Number 54, vesting the Specific~~
Plan
- Tentative Tract/Parcel Map
- Consistency Evaluation Pursuant to Public Resources Code Section 21166

Potential Future Actions:

- One or more Development Plans
- Billboard Relocation Agreement
- Monroe Cost Sharing/Reimbursement Agreement
- Adoption of a new Community Facilities District
- Sign Program

1.4.3 Relationship to the City of Murrieta General Plan

The California Government Code (Title 7, Division 1, Chapter 3, Articles 8 and 9, Section 65450 et seq.) and the City Municipal Code (Section 16.66) provide for the preparation of Specific Plans to ensure the orderly and systematic implementation of the general plan, and to provide adequate development flexibility for innovation in land use mixes, site design and development concepts. The Specific Plan is a regulatory document that serves as the zoning for The Triangle project site. The Specific Plan provides text and diagrams which specify those elements required by the State, including:

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1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan,
2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed,
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The Specific Plan must be consistent with the City of Murrieta General Plan and must be adopted by ordinance by the City Council. A detailed discussion of the Specific Plan's consistency with the General Plan is contained in Section 1.4.4, below. Subsequently, all future development proposals, plans, maps and agreements must be consistent with the Specific Plan. Projects that are found to be consistent with The Triangle Specific Plan will be deemed consistent with the City's General Plan.

1.4.4 Consistency with City of Murrieta General Plan

The Triangle Specific Plan is consistent with and supportive of the goals and policies of the City of Murrieta General Plan and reflects a comprehensive and unified master plan for the project site. A discussion of the relationship of this Specific Plan to relevant General Plan Element policies follows.

Land Use Element

The Murrieta Land Use Element contains the goals that provide the framework for land use planning and decision-making in the City. The major goals that specifically relate to The Triangle Specific Plan are presented below.

Goal LU-1, A complimentary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision.

- *Policy LU-1.2, Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.*
- *Policy LU-1.3, Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.*

• *Policy LU-1.5, Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations.*

Goal LU-7, Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

- *Policy LU-7.1, Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.*
- *Policy LU-7.5, Provide convenient freeway access for regionally-serving commercial centers to attract a regional customer base.*
- *Policy LU-7.6, Focus commercial retail centers adjacent to major transportation corridors*
- *Policy LU-7.8, Encourage consolidation of parking and reciprocal access agreements between adjacent business and commercial center property owners.*
- *Policy LU-7.9, Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.*
- *Policy LU-7.10, Encourage a range of retail uses that serve local residents in the region.*

Goal LU-8, A community that provides opportunities for mixed use and/or transit-oriented development.

- *Policy LU-8.1, Encourage integrated development that incorporates a mix of uses (residential, commercial, office) in mixed use or transit-oriented development areas.*

- Policy LU-8.6, Encourage higher density residential, commercial, and employment development near a future Metrolink or High Speed Rail Station, along other major public transportation routes, and at other suitable locations.

Goal LU-~~13~~12, A focused development and economic development strategy that emphasizes specialized land use policies within identified Focus Areas.

- Policy LU-~~13~~12.1, Provide for the highest level of retail and job-creating uses in areas adjacent to the I-15 and I-215 freeways. This includes the North Murrieta Business Corridor, Golden Triangle North (Central Murrieta), and South Murrieta Business Corridor Focus Areas.

Specific Plan Response

The City's Land Use Element identifies the area at the confluence of I-15 and I-215 as the ~~Golden~~ Triangle, and describes this area as the urban core of the City. The Land Use Element further states, ". . . the City seeks to encourage private sector investment in the creation of higher paying jobs . . . through economic diversification." (City of Murrieta General Plan, Land Use Element, page 3-47). The Triangle Specific Plan proposal implements the City's desire to establish such a job center. Through development of various types of office and retail uses, space is created for regional and national tenants that provide professional employment opportunities.

The Triangle Specific Plan's mix of land uses adds a broad spectrum of retail, employment, entertainment and hospitality uses to the City in an area already planned for regionally significant commercial and office uses. The Specific Plan is proposed to be developed at a higher intensity than other portions of the City to optimize the regionally visible setting. This will be achieved through the incorporation of shared parking, mixed land uses and higher buildings than in other areas of the City. Development of the property will further implement the City's goal to establish a large-scale commercial center in the Golden Triangle area.

The Triangle provides balance to the City's existing land use mix without creating any land use incompatibilities. The freeways create buffers between nearby residential uses, and the property to the north is also designated for, and partially developed with, commercial uses. The planned additional services, employment opportunities, and potential fiscal revenue sources are intended to bring further balance with the existing and future residential uses in the city.

The property to the east and north of the site is largely developed, making this a logical extension of existing growth. Additionally, utility infrastructure is in place to serve the site. The property's location adjacent to freeway interchanges from both I-15 and I-215, and its

boundary with Murrieta Hot Springs Road, an augmented urban arterial, provide excellent access for residents of Murrieta and visitors from throughout the region.

Economic Development Element

Goal ED-1, A highly visible and attractive commercial mixed-use regional hub located at the confluence of the I-15 and I-215 freeways in central Murrieta.

- *Policy ED-1.1, Promote the City's location between two interstate freeways to create a regional hub of an intensity and scale commensurate with its regional orientation, high visibility and gateway location.*
- *ED-~~1.5~~, 1.3 Encourage transit-oriented development within this area to support future transit opportunities.*

Goal ED-4, Positive balance between the supply of retail opportunities and demand for goods and services.

- *ED-4.1, Encourage retail development projects that can realistically satisfy community-wide and regionally-based demand for goods and services.*
- *ED-4.2, Encourage retail development, expansion, and remodeling projects that can effectively reverse or minimize outflows of local resident expenditures to retail facilities beyond the City limit.*
- *ED-4.3, Support a concentration of retail centers in functional nodes at freeway intersection locations to maximize exposure and convenient access within the regional trade area environment.*
- *ED-4.6, Encourage the development of a mix of moderate to high-end restaurants throughout the City, particularly in concert with business, entertainment, and cultural developments.*

Goal ED-7, Tourism and leisure opportunities that attract residents and visitors.

- *ED-~~7.1~~, Encourage the development of tourist and entertainment-type facilities such as hotels, dinner house restaurants, performing arts center, museums, a music and festival park, an amusement park, mineral hot springs, golf courses, and visitor information centers.*

Specific Plan Response

Since its incorporation, the City of Murrieta has grown rapidly. This has increased the demand for goods and services beyond what is currently available within the City, leading to loss of sales tax revenues that could be captured locally. The Triangle will provide a significant retail [and entertainment](#) component for the City, providing both needed goods and services, but also generating sales tax revenues to support the City's programs. The Triangle, because of its

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prime location, will also attract shoppers, workers and visitors from a larger area. The scale of The Triangle proposal and allowing for development at a high floor-to-area ratio (FAR) creates the regional center the City envisions in its General Plan.

The Triangle will also support the City's goal of attracting tourists to the area. The planned hotel provides lodging for regional visitors, both those visiting Murrieta and visitors to surrounding communities. By combining the hotel with a large component and variety of restaurants, entertainment and retail uses, the hotel becomes an attractive location for visitors to stay.

Circulation Element

Goal CIR-1, A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs.

- *CIR-1.1, Ensure the transportation system can adequately serve the concentrations of population and employment activities identified by the Land Use Element.*
- *CIR-1.2, Maintain a Level of Service "D" or better at all intersections during peak hours. Maintain a Level of Service "E" or better at freeway interchanges during peak hours.*
- *CIR-1.3, Maintain an average daily traffic (ADT) level of Service "C" or better for all roadway segments. As an exception, LOS "D" may be allowed in the North Murrieta Business Corridor, Clinton Keith/Mitchell, Golden Triangle North (Central Murrieta), South Murrieta Business Corridor, or the Multiple Use 3 Focus Areas, or other employment centers. LOS "D" may be allowed only at intersections of any combination of Secondary roadways, Major roadways, Urban Arterial roadways, Expressways, conventional state highways or freeway ramps.*
- *CIR-1.10, Limit driveway and access on major arterial streets, where feasible, to maintain a desired quality of traffic flow.*

Goal CIR-2, A comprehensive circulation system that promotes safety.

- *Policy CIR-2.3, Provide a circulation network that accommodates the safe and efficient movement of all forms of non-motorized travel.*
[Goal CIR-2.14, Ensure that efficient and safe access for emergency vehicles is provided to all development.](#)

Goal CIR-6, Alternative travel modes and facilities are available to serve residents and employers/employees and reduce vehicle miles traveled.

- *Policy CIR-6.8, Support the construction of bus turnouts with shelters adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations [to maintain traffic flow and provide safe loading/unloading for bus passengers.](#)*

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- *Policy CIR-6.9, Work with Riverside Transit Agency to evaluate bus stop locations and amenities. Encourage the incorporation of transit amenities such as bus shelters and benches into existing and new bus stop locations.*
- *Policy CIR-6.13, Continue to require new development to submit a Trip Reduction Plan, if applicable, in compliance with the Transportation Demand Ordinance.*

Goal CIR-7, Residential areas and activity centers are accessible to all pedestrians, including persons with disabilities or having special accessibility needs.

- *Policy CIR-7.3, Encourage safe pedestrian walkways and ensure compliance with the Americans with Disabilities Act (ADA) requirements within all developments.*
- *Policy CIR-7.5, Provide pedestrian amenities such as benches, landscaping, and shade trees to encourage people to walk to destinations.*

Goal CIR-8, Development, Expansion, and maintenance of a network of bicycle, pedestrian, and multi-use trails that allows residents to travel between parks, schools, neighborhoods, and other major destinations without driving.

- *Policy [CIR-8.4](#), Consider that 6-8-lane arterial roads provide a 5- to 6-foot-wide tree buffer (parkway) between pedestrians and through traffic.*

Specific Plan Response

The Triangle Specific Plan has been designed to take optimal advantage of its proximity to two interstate freeways, I-15 and I-215, and an augmented urban arterial, Murrieta Hot Springs Road. Two primary entries to the project are proposed, each at a signalized intersection with dedicated turning lanes. The one secondary entry is a right-in/right-out only intersection. This will ensure adequate management of traffic flow and provide for safe turning movements entering and exiting the site.

A traffic impact analysis has been prepared for The Triangle Specific Plan area. Both on- and off-site traffic improvements have been recommended by that traffic analysis. The Triangle project will incorporate those improvements into the onsite project design and will construct or participate in funding construction of off-site improvements. These improvements will ensure that the City's level-of-service standards are met.

Some of the intersections analyzed in the traffic impact study are within the jurisdiction of the California Department of Transportation (CALTRANS). Implementation of The Triangle Specific Plan will be coordinated through the City of Murrieta and CALTRANS for required improvements to those intersections.

The County of Riverside Transit Authority (RTA) bus route #20 travels westbound on Murrieta Hot Springs Road and turns north on Hancock Avenue. A bus turnout is proposed on the east

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side of Monroe Avenue, adjacent to the site. That bus turnout and bus bench and shelter will be constructed as part of The Triangle development. A Travel Demand Management Plan will be prepared for The Triangle concurrent with the Development Plan. This plan will further document what steps will be taken to facilitate and encourage alternate modes of travel, such as cycling, carpooling, and alternate fuel vehicles. It will also address methods of reducing peak hour congestion such as flexible work hours.

In addition to the vehicular circulation system, the Specific Plan includes provisions for a pedestrian circulation system. A series of pedestrian walks connect the various uses. These have been carefully designed to provide for pedestrian safety and a pleasant pedestrian experience within The Triangle. The property frontage along Murrieta Hot Springs Road includes a meandering sidewalk separated from the travel lanes by a variable width landscaped parkway. This parkway width ranges from zero to ~~twelve~~¹² feet. This accommodates generous plantings, including street trees, and provides for a curb adjacent sidewalk at intersections and the bus turnout. The landscaping throughout the project will provide shade along walkways, and benches are located throughout the project. A 5' bicycle lane will also be provided along the south side of Murrieta Hot Springs Road and through the site adjacent to or on the Internal Connector Road.

Infrastructure Element

Goal INF-1, New development and redevelopment is coordinated with the provision of adequate infrastructure for water, sewer, storm water, and energy.

- *Policy INF-1.1, Encourage future development to occur in areas where infrastructure for water, sewer, and storm water can most efficiently be provided.*
- *Policy INF-1.4, Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.*
- *Policy INF-1.21, Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost and financing mechanisms to be used to fund water, wastewater, and /or storm drainage improvements and services.*

Specific Plan Response

The Triangle Specific Plan provides a comprehensive discussion of the provision of water, sewer, and storm drain facilities that will adequately serve the project. The project will construct facilities both on- and off-site to support the area and help protect off-site areas from inundation. These facilities will be constructed by the developer and then dedicated to the appropriate public agency for ownership.

1.4.5 California Environmental Quality Act Compliance

~~30376-0034 203340.1~~ [30376-0034 199017.12](#)

The environmental impacts from the development of the site were originally addressed in Environmental Impact Report Number 358 certified by the County of Riverside in 1990. ~~Concurrent with the approval of this amended Specific Plan, the City will certify a~~ and subsequently in the Subsequent EIR and ~~a~~ Mitigation Monitoring and Reporting Program. ~~for~~

Any development ~~of the site as currently~~ proposed may rely on the Subsequent EIR and Mitigation Monitoring Program and will be required to demonstrate how it is consistent with the SEIR in accordance with Sections 15162 through 15164 of CEQA.

Document comparison by Workshare Compare on Thursday, July 11, 2024
4:04:36 PM

Input:	
Document 1 ID	iManage://DM1/IMANAGE/203340/1
Description	#203340v1<IMANAGE> - (BASE for Comparison 2024.07.11) Final Specific Plan Section I - 12-5-13
Document 2 ID	iManage://DM1/IMANAGE/199017/12
Description	#199017v12<IMANAGE> - Final Specific Plan Section I - Revised July 3, 2024
Rendering set	Standard

Legend:	
<u>Insertion</u>	
Deletion	
<u>Moved from</u>	
<u>Moved to</u>	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	95
Deletions	49
Moved from	1
Moved to	1
Style changes	0
Format changes	0
Total changes	146

SECTION 2: DEVELOPMENT STANDARDS

The Triangle Specific Plan contains regulations and standards that will guide subsequent stages of planning for the site, and ultimately will be incorporated into the Development Plan or Plans prepared for the development. Implementation of these standards will provide orientation, identity and a sense of place for The Triangle, resulting in a high quality built environment.

2.1 Project Description

The design framework for The Triangle is illustrated on Exhibit 2-1, Planning Area Map. The property is divided into four planning areas, and includes an Internal Connector Road. This plan illustrates a loop configuration for the Internal Connector Road. This configuration is not required. The internal connector could be a grid system of roads or some other design, so long as interior connecting roads are provided for on site circulation linking the two main entries along Murrieta Hot Springs Road. Similarly, the boundaries of the planning areas are flexible. They may be reconfigured through review of the Development Plan(s) to align with the ultimate street pattern. The acreage summary on the table on the Planning Area Map is provided for information only.

The Triangle includes a broad range of land uses combined to create a vibrant, energetic mixed-use development. These uses are unified through a cohesive site design framework. The highest buildings are allowed at the three corners of the site, as determined by market demands and subject to the Allowable Building Height Regulations contained in Table 2-9. The Internal Connector Road links all portions of the site to one another, and pedestrian interconnectivity is given high priority. This road has a consistent landscape treatment that creates a visual continuity and provides curb-separated pedestrian walkways for safety and a more pleasant pedestrian experience. These site planning elements help to integrate the major elements of the plan into a unified whole.

In conjunction with site planning features of the plan, a sense of identity for The Triangle is created through the concept of integrating landscape, entry monuments and signage elements to define a sense of arrival at the site. Project identification monuments are located at the three corners of the property to “announce” the project. Along Murrieta Hot Springs Road and at the project entries the sense of having “arrived” at a unique destination is



created through strategic placement of entrance gateways and landscape features. This sense of arrival is reinforced as visitors enter the site on the Internal Connector Road. Specific elements are described in greater detail in later Sections of the Specific Plan.

A central component of the plan is an open-air retail commercial district primarily oriented northerly towards Murrieta Hot Springs Road. The retail uses are included in one or more shopping areas that blend restaurants, a mix of small and large retail stores, entertainment uses, and possibly offices located above retail uses. Within this central area plazas or courtyards are required to create walkable pedestrian frontage along retail uses provide places where people can gather and where special open-air events may occur.



Another component of the plan is mid- and high-rise professional office space. All uses may be served by parking structures. Hospitality uses are the third component of the plan, and may include hotel rooms, conference and meeting space, dining, and its own recreational amenities. Any of the allowed uses may be integrated in any planning area in The Triangle. However, the tallest structures are only allowed within Planning Areas 2, 3 and 4, as discussed below as part of Allowable Building Height regulations.

The total gross building area of 1,767,914 is the maximum allowed in The Triangle Specific Plan. The amount of gross building area for each category may be modified from that described below, so long as the overall total is not exceeded. Section 2.4, below, discusses provisions for allowing flexibility in the amount of certain land uses, while regulating the total development intensity.

Exhibit 2-1. ~~Use correct exhibit dated spring 2013~~

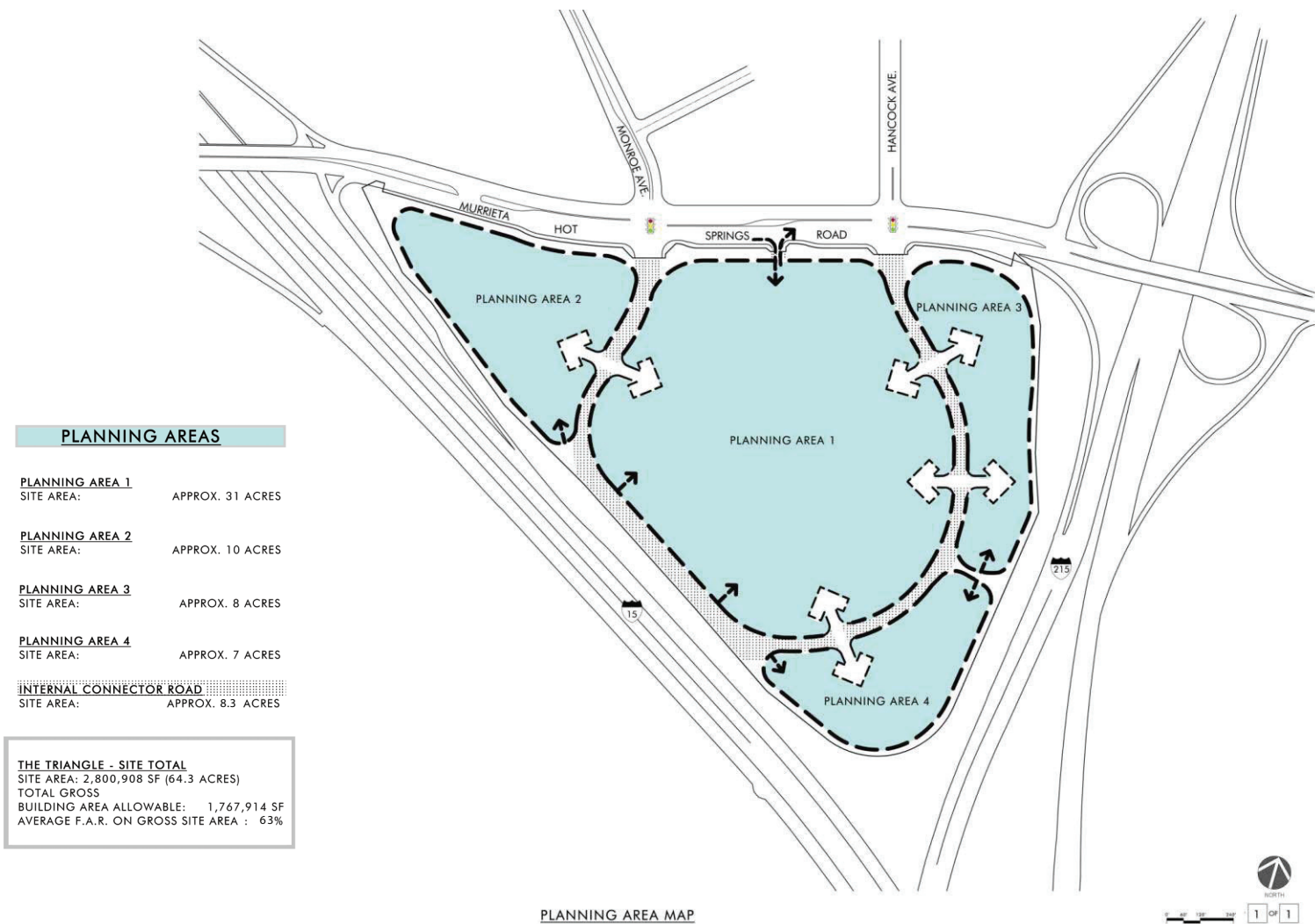


Exhibit 2-1: Planning Area Map

Planning Area 1 is expected to be the retail core within The Triangle. The retail component of the plan allows for a flexible mix of design layouts, so retail uses are also allowed in other planning areas. Restaurants may be located on freestanding restaurant pads oriented towards Murrieta Hot Springs Road or interior to the site, or may be combined with in line shops in a



retail village environment. Restaurant space is anticipated to make up approximately 125,000 square feet of the gross building area and may include drive through uses. Major retail tenants, whether one or two story, are anticipated to include approximately 394,000 square feet. Smaller retail businesses comprise approximately 247,000 square feet of building area. Entertainment uses are expected and encouraged within The Triangle. These might include a cinema, outdoor uses such as rock climbing walls, sports uses such as pickleball, golf driving ranges or live entertainment venues. Approximately 75,000 square feet of building area are anticipated for these uses.

Professional office space comprises the second major component of the plan. Offices may be located above retail, in office towers or in low- and mid-rise buildings that form an office campus. Offices are anticipated in Planning Areas 3 and 4, but may also be located in Planning Areas 1 and 2. All types of office use are allowed, including medical offices. The larger office buildings will be served by parking structures. Office uses may also be integrated with retail and entertainment uses. Approximately 779,000 square feet of total office space is anticipated.



The third land use category in The Triangle is hospitality, which may include hotel rooms, conference or meeting space, banquet facilities, restaurants for hotel guests and the general public, and recreational amenities designed primarily for hotel guests. The hotel is expected to include approximately 220 rooms contained within 148,000 square feet, and to be housed within a 12-story building. The hotel is expected to be included in Planning Area 2, but could instead be located within another Planning Area ~~3~~.

Murrieta Hot Springs Road is the entry roadway for The Triangle. This road will serve to announce that people are entering a unique place, ~~and so enhanced landscaping and setbacks are provided within the plan.~~ Behind the curb ~~a wide landscape zone is established to frame the road, and includes a mix of palms and canopy trees, blooming shrubs and ground cover. A 6' sidewalk meanders through this landscape zone~~ 5' sidewalk meanders within the right of way along Murrieta Hot Springs Road when site constraints permit.

The internal circulation system has been designed to provide for vehicular movement and to provide for safe pedestrian connections among the planning areas. At the primary entries along Murrieta Hot Springs Road, large entry statements are planned ~~within the landscape zone~~ creating a sense of arrival. A raised, planted median and ~~wide~~ landscaped shoulder setbacks are provided along the Internal Connector Road, as shown in the Landscape Standards Section of the Specific Plan. Traffic may be directed through intersections or roundabouts which increase flow and calm traffic speeds. This creates a sense of arrival when entering The Triangle and then reinforces the sense of place through the project. Additional project access from Murrieta Hot Springs Road is provided at a right-in/right-out entry point located approximately half way between the two primary project entries.

Beyond the first driveway intersection, the Internal Connector Road continues through The Triangle with differing landscape treatments and setback requirements but with a raised planted median and wide parkways that remain a unifying feature. Where secondary driveways intersect with the Internal Connector Road special treatments are incorporated to provide for safe pedestrian connections, landscaped buffers, and signage locations that do not block visibility for motorists. Pedestrian pathways are clearly marked in every instance where driveways intersect with the Internal Connector Road to link parking areas to building entries and land uses to one another. Curb-separated sidewalks are provided along both sides of the connector road to enhance the pedestrian experience.



Although the primary design consideration is the view of the site from Murrieta Hot Springs Road since it provides direct access to the property, the edges along the adjacent freeways are also important. A minimum 15' setback is provided from parking or buildings to the property line to allow for landscape treatments that will soften the appearance of buildings or parking structures. Loading areas adjacent to the freeway ~~must~~will be screened to reduce visibility of back of house functions.

All of these elements are unified by an integrated landscape treatment based on a low water usage plant palette. Large trees, ~~such as palms or other large scale varieties, visible from a distance,~~ help create a sense of approach and mark the entries. Canopy trees are spread throughout to provide shade and a pleasant walking experience. Landscape areas are provided adjacent to all buildings and parking areas to provide visual relief in parking fields.



The Triangle also relies on other elements to reinforce that this is an integrated, mixed-use development. These include unified and interesting signage treatments through the project by using a consistent color palette, similar design style, and inter-related mounting fixtures such as brackets or poles. Street furniture and fixtures such as light standards, benches, trash receptacles, etc. are designed to reinforce the design theme of The Triangle. Architectural treatments are coordinated in a comprehensive design program that develops a sense of cohesiveness and integration for the site. These elements are described in greater detail in The Triangle Design Guidelines.

2.2 Definition of Terms

The Specific Plan and Design Guidelines contain many statements regarding standards and guidelines that define future actions that will implement The Triangle. The following definitions identify the level of commitment intended in the plan and reflect the desired outcome.

“Shall” or similar words such as “require, must, will” describe standards, conditions or actions that will always be followed.

“Should” or similar words such as “may or allow” describe standards or guidelines that will be followed in most cases, but exceptions or levels of implementation are acceptable with valid reasons as reasonably determined by the Planning Director (“Director”). Use of this or similar words permits initiative and creativity on the part of the developer, and should be supported unless clear reasons are identified to object.

“Restrict or limit” sets specified limits for policies or within which actions will occur.

“Prohibit” describes uses or conditions that are never allowed, and may only be modified by action of the City Council.

2.3 Uses Allowed in The Triangle

The primary goal of The Triangle is to incorporate a broad mix of business and commercial uses at intensities commensurate with its regional orientation. The following sections describe the uses allowed on the property and the conditions under which they are allowed.

2.3.1 Allowed Uses

Table 2-1, Uses Allowed in The Triangle, identifies the categories of land use within the site. Unless otherwise specified, these uses are defined in the same way as in the Murrieta Municipal Code. The table also identifies the permit requirements for each type of use. Because the purpose of The Triangle is to implement the City's goal of creating a mixed-use business and commercial district, a streamlined approval process is appropriate. Administrative approval by the Director or designee for most uses is allowed. The process for administrative review and the basis for determining consistency with the Specific Plan are included within Section 4 of the Specific Plan. Permitted uses requiring administrative approval are identified with the letter "P." Land uses that require a conditional use permit are designated with the letter "C," or "C (Minor)" and shall be reviewed according to the requirements ~~of~~ the Murrieta Municipal Code, Section 16.52 and Section 4.7 of The Triangle Specific Plan. Prohibited uses are designated with the letter "X."

Parking facilities in The Triangle may be owned and or operated by the City or other government agency as public facilities. Should that be the case, the restrictions on proximity of businesses selling alcoholic beverages to public facilities contained with the Murrieta Municipal Code, Section 16.44.030 shall not apply within The Triangle.

Table 2-1 Uses Allowed in The Triangle

<u>LAND USE</u>	<u>Permit</u>
Adult Entertainment Business as defined in Section 16.44.020 of the Murrieta Municipal Code	X
Alternative Fuel Charging Stations ¹	P
Appliance Sales	P

¹ Alternative Fuel Charging Stations are facilities that provide any fuel other than gasoline or diesel used to create energy used to power vehicles. Currently available alternative fuels include electricity, natural gas, propane, methanol, hydrogen and blended fuels that reduce consumption of gasoline or diesel. Electric vehicle charging shall be permitted throughout the project in accordance with state and local regulations without restriction and may be concentrated in specific areas as required to comply with the requirements of third party vendors. Electric vehicle charging may incorporate solar service and advertising uses.

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Art, Antiques, Collectibles and Gifts	P
Assisted Living	X
Auditoriums, Meeting Halls, and Conference Facilities, accessory to Hotel Uses	P
Automobile and Motorcycle Sales as Indoor Showroom ²	P
Automobile Rental Services (indoor only) not to exceed 5,000 sf	P
Automobile/ Motor Vehicle Parts Sales	X
Automobile Service Station, Full or Self Service, Including Alternative Fuel Stations or Suppliers	X
Automatic Teller Machines (ATMs)	P
Banks and Financial Services, With or Without Drive Through Services	P
Bars and Alcoholic Beverage Drinking Places, On-site Consumption	P
Billiards establishments	P
Bowling Alleys which may include game arcades	P
Broadcast Studios	P
Business Support Services	P
Child Day Care Centers	C
Comedy Clubs	P
Convenience Stores, With or Without Sales of Alcoholic Beverages, if incorporated into a larger commercial, hotel or office building (not as a stand-alone or pad building)	P
Cyber Cafes	P
Furniture and Furnishings	P
Gaming Clubs	X
Gourmet wine and beer stores, including micro breweries	P

² [Includes tower sales facilities such as those currently operated by Carvana.](#)

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<u>Golf Driving Ranges (with or without restaurants)</u>	<u>C (minor)</u>
Grocery Stores	P
Health and Fitness Centers	P
Hotels, 30 units and greater	P
<u>Hospitals</u>	<u>C</u>
Kiosks, Vending Carts and Food Service Pavilions	P
Incidental Activities to Legally Established Businesses ²³	P
Indoor Amusement Centers and Game Arcades	P
Laundry and Dry Cleaning, Drop-off only	P
Libraries and Museums	P
Liquor Stores, Off-site Consumption	P
Medical Offices, Clinics and Laboratories included in Office Buildings	P
Medical Services, Extended Care Facilities <u>(less than 30 day stay)</u> <u>A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services, to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides. Unlike nursing homes or hospitals Skilled nursing-short term/extended care facilities provide only limited medical supervision, such as the administration of medication or medical treatment by qualified personal.</u>	C <u>(minor)</u>
<u>Extended Care Facilities (greater than 30 day stay)</u>	<u>X</u>
Membership Organization Facilities	P

²³ "Incidental Activities" are such things as holiday celebrations, grand openings, community service events such as public safety/emergency training, health fairs and similar activities, school or educational events, shopping center sponsored events such as classic car shows or club events, festivals, art shows, children's activities, outdoor concerts, Christmas Tree Sales, Pumpkin Patch and Sales, food trucks, fashion shows and similar activities meant to entertain patrons of the business and to promote the activities normally associated with an individual business or a group of businesses, charitable walks and other fundraising events for non-profit organizations, and other similar activities.

Mobile Home and Recreational Vehicle Sales	X
--	---

Mortuaries, Funeral Parlors and Cemeteries	X
Nightclubs, With Dance Floors, With or Without Alcohol Sales	C
Offices	P
Outdoor Dining Areas accessory to cafes and restaurants	P
Outdoor Display and Sales accessory to a Retail Establishment	P
Outdoor live music	C
Outdoor Music and Sound Systems accessory to Cafes and Restaurants or Retail Uses	P
Outdoor Recreation, Commercial ³⁴	C <u>(minor)</u>
Parking Facilities Including Structures	P
Pet Shops	P
Personal Services (Not an Adult Business)	P
Public Safety and Utility Facilities	P
Printing and Publishing	P
Small Recycling Facilities and Reverse Vending Machine Recycling Facilities (as identified in the Development Code)	P

³⁴ “Outdoor recreation, commercial” does not include special events or entertainments such as concerts in retail plazas or office building courtyards, but refers to permanent facilities established for profitable purposes as a stand alone use, such as driving ranges, batting cages, kart tracks, or outdoor climbing walls or exercise area not associated with a retail or health and fitness facility, and similar uses. Such uses as an ancillary use to a permitted use (such as a pool, tennis court, or pickleball court associate with a fitness use) or retail use (such as a rock climbing wall associated with a retail use) are permitted.

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Repair and Maintenance, Consumer Products	P
Repair and Maintenance, Motor Vehicles	X
Research and Development	P
Restaurants, With or Without Alcoholic Beverage Sales	P
<u>Restaurants, With Drive Through⁵ (in Planning Area 1, 2, and 4; and the portion of Planning Area 3 which is 200' south of Murrieta Hot Springs Road) [i.e. not permitted in Planning Area 3 within 200' of Murrieta Hot Springs Road]</u>	<u>P</u>
Retail Stores, General and Specialty Merchandise	P
Satellite Dishes/Antennas	P
Schools, Private	C
Schools, Specialized Education and Training	P
Studios - Art, Dance, Music, Photography, etc.	P
Theaters - Live Entertainment	P
Theaters - Motion Pictures, which may include game arcades	P
Vending Machines for sale of non-alcoholic beverages and snack food items	P
Veterinarian Clinics, Animal Hospitals, Kennels and Boarding Facilities ⁴	P <u>C (minor)</u>
Water Wells and Appurtenant Structures	P
Warehouse Retail Stores <u>greater than 70,000 sf</u>	<u>C (minor)</u>
Wireless Communication Facilities	P

⁵ Drive Through facilities are subject to development limitations described in Sections 2.5.4 and 2.5.4.1 below. Notwithstanding any other provision, "Drive Through facilities" restriction shall restrict only drive through facilities with menu boards for ordering. There is no restriction on drive through restaurants which utilize the drive through lane for pick up only and utilize preordering electronically or remotely from facilities other than an on site menu board. Pick up only facilities shall comply with standards in Section 2.5.4.1 with the exception that only a 60' stacking is required.

⁴ ~~Veterinary clinics and boarding must be physically established within a retail use and may not exceed 40% of the floor space of the retail use.~~

2.3.2 Temporary and Interim Uses and Special Events

Temporary uses within The Triangle are allowed, and are subject to the City's Municipal Code Section 16.70. The Development Director may authorize a short form application for temporary uses, interim uses, special events and repeating or regular uses to allow for annual permitting of such uses within the project, as determined by the Development Director.

Temporary uses are permitted within the Specific Plan area subject to the limitations below.

A. Authorization. Temporary Uses may be allowed subject to the approval of the Director through the issuance of a Temporary Use Permit. Conditions of approval may be included to protect the public health, safety, and welfare, comply with the requirements of the Murrieta Municipal Code, the Triangle Specific Plan, and the requirements of other governmental agencies. The Director may approve, deny, or conditionally approve, any application for a Temporary Use Permit.

B. Fees. Temporary Use Permit applications shall pay the fee for a Temporary Use Permit pursuant to the City's adopted fee schedule.

C. Frequency of Events. Temporary Uses are events that may occur regularly on an on-going basis (such as weekly or bi-weekly), or be of limited duration of not more than 3 days. Seasonal uses, as described below, may also be permitted for the duration specified as a temporary use. Single temporary events of more than 3 days are not permitted unless expressly authorized below, and are limited to no more than two events per month.

D. Hours of Operation. Temporary Uses are limited to operating between the hours of 7AM to 10PM and may occur on any day of the week. One additional hour before and after the event may be used for event set up and break down.

E. Temporary Uses - Conditions. The approval of a request for a Temporary Use may be subject to conditions of approval that may include, but not be limited to, restrictions on location and size, emergency access, pedestrian and vehicle access, accessibility, pedestrian safety, the location and use of temporary improvements and equipment, alcohol sales, solid waste management and recycling, water quality, Riverside County licensing requirements, and temporary signage.

F. Revocation, Suspension, and Modification. Temporary Use Permits for special events may be revoked or suspended by the Director at any time for any violation of the Murrieta Municipal Code, the Triangle Specific Plan, or violations of conditions under which a temporary

use was authorized. Where a temporary use was suspended, the use may resume, subject to the approval of the Director, once the operator or property owner corrects any violations. The Director may also modify conditions of approval for an approved Temporary Use Permit for the protection of public, health, safety, and welfare.

G. Temporary Use Event Types. Temporary uses are categorized into one of four categories – Recurring Temporary Uses, Special Events, Seasonal Outdoor Events, or Food Truck sales.

1. Recurring Temporary Uses. Recurring Temporary Uses such as Farmers Markets are events that are generally held once a week on the same day of the week at the same times throughout the year with little deviation. No more than one Recurring Temporary Use is permitted to operate at a time during the calendar year. Different Recurring Temporary Uses may operate during the year so long as no more than one event occurs per week. Recurring Temporary Uses are subject to an annual review approved by the Director or designee. Recurring Temporary Uses may operate concurrently with a Seasonal Temporary Use or Special Event subject to the approval of the Director or designee.
2. Special Events. Special Events may last up to three days subject to the approval of the Director or designee in accordance with the requirements of this section.
3. Seasonal Outdoor Events. Seasonal Outdoor Events, including ancillary uses, are allowed to operate for extended periods and shall be permitted as follows, and may include one week before and after the specified operating period for set up and take down:
 - a. Pumpkin patch may begin to operate October 1st each calendar year and shall end on November 1st.
 - b. Christmas tree lot may begin to operate Thanksgiving weekend, and shall end on December 26th each calendar year.

In the event the same company operates a pumpkin patch and a Christmas tree lot, the vendor shall be entitled to receive a single permit for the combined uses which will permit the continuous operation with a set up one week prior to October 1 and a final take down one week after December 26.
 - c. Seasonal strawberry stands shall be subject to the following regulations:
 - i. Permits for strawberry stands are limited to 150 days per calendar year.
 - ii. Strawberry stands shall be permitted to sell only items related directly to strawberries.
 - iii. All associated signs shall be attached to the strawberry stand structure, and shall not extend above or beyond the strawberry stand structure. Other signs and advertising devices, such as banners, pennants, flags, A-frame signs, and light strings, are prohibited.

4. Food Truck Sales. Any area of the Specific Plan may be designated for the siting of Food Truck events on a regular or temporary basis. Food Truck Sales may be combined with other Temporary Uses as an ancillary use or operate as a stand-alone use.
- a. Food Truck Sales as an Ancillary Use. Food Truck Sales may be combined with other approved Temporary Uses provided no more than six (6) food trucks shall be authorized at any one time, or as otherwise approved by the Director based on the size of the Temporary Use event.
 - b. Food Truck Sales as a Standalone Special Event. Subject to the limitations of the requirements in this Section, Food Truck Sales may occur as a standalone Special Event for not longer than three (3) days.
 - c. Food Truck Sales as a Recurring Temporary Use. Subject to the limitations of the requirements below, Food Truck Sales may occur on a regular basis throughout the year within the Specific Plan area, subject to the approval of a Temporary Use Permit once per year by the Director, who may approve, conditionally approve, or deny any application for Food Truck Sales as a Recurring Temporary Use.
 - i. Designated Areas. An area of the Specific Plan may be designated where food trucks are permitted to operate. Appropriate areas include undeveloped areas of the Specific Plan and underutilized parking areas.
 - ii. Space Requirements. One food truck may operate for every 600 square feet of area designated for food truck sales.
 - iii. Parking and Access. ADA access and ADA parking shall be provided. The Director shall determine the appropriate number of parking spaces required for food truck sales. Before approving a Food Truck Sales TUP, the Director may require the applicant to provide a parking study to determine the number of parking spaces available and the parking spaces required for a Food Truck Sales TUP. Existing parking spaces within the Specific Plan area may serve as the parking supply for a Food Truck Sales TUP.
 - iv. Utilities and Services. The applicant for a Food Truck Sales TUP shall indicate how access to electricity, water, and waste disposal facilities will be provided.
 - v. Health and Safety Regulations. Every food truck shall comply with the requirements of the County of Riverside Department of Environmental Health prior to commencing operations within the Specific Plan area.
 - vi. Water Quality. The City Engineer may require the implementation of "best management practices" to ensure the use operates and complies with the City's MS-4 permit.
 - vii. Signage. No advertising signage, banners, pennants, flags, inflatables, or similar devices, shall be permitted other than vehicle signage

permanently affixed to a food truck. Directional signage, and generic signage identifying the location of approved Food Truck Sales areas are permitted provided the signage conforms to sign standards contained within the approved sign program for the Specific Plan area.

2.3.3 Alcohol Use

All businesses within The Triangle that propose the sale of alcoholic beverages are required to secure an alcoholic beverage sales permit, either through an Administrative Alcohol Use Permit, a Minor Conditional Use Permit, or a Conditional Use Permit as described in Section 4.3 of this Specific Plan. If a business is required to obtain a Conditional Use Permit according to Table 2-1, above, then the application for alcohol sales will be obtained through that CUP process, as in the example of a nightclub. In such an instance, the conditions included within the CUP, if granted, shall be consistent with those within the Section 2.3.3.3 below relative to the type of business proposed, or the City Development Code Section 16.44.030 if not specifically addressed in Section 2.3.3.3. Businesses that are identified as “permitted” on Table 2-1 will obtain alcohol permits through the process described in Section 4.3.1 of this Specific Plan.

2.3.3.1 Administrative Alcohol Use Permit

The uses identified in this sub-section may sell alcoholic beverages after obtaining an Administrative Alcohol Use Permit from the City. In addition to the General Regulations described in Section 2.3.3.3 below, the uses identified below have specific regulations with which they must comply. These specific regulations are identified by numbers which correspond to the regulations contained within Table 2-2 of this Specific Plan.

- Bowling Alleys - Specific Regulation 8
- Conference Centers/Meeting Rooms - Specific Regulation 8
- Cyber Cafes – Specific Regulation 8
- Day Spas/Salons - Specific Regulation 8
- Delicatessens - Specific Regulation 6
- Discount, Drug and Variety Stores - Specific Regulation 5
- Florist/Gift Shop - Specific Regulation 9
- Grocery Stores and Specialty Food Shops selling alcohol as less than 25% of floor space for off-site consumption - Specific Regulation 5
- Hotels - Specific Regulation 8
- Indoor Amusement Centers and Game Arcades - Specific Regulation 8
- Kiosks, Vending Carts and Food Service Pavilions - Specific Regulation 10
- Restaurants, including Outdoor Dining - Specific Regulation 7

2.3.3.2 Minor Conditional Use Permit

The uses identified in this sub-section may sell alcoholic beverages after obtaining a Minor Conditional Use Permit from the City. In addition to the General Regulations described in Section 2.3.3.3, these uses have specific regulations with which they must comply. These are identified by numbers which correspond to the regulations contained within Table 2-2 of this Specific Plan.

- Bars and alcoholic beverage drinking places 1
- Billiards Establishments - Specific Regulation 8
- Comedy Clubs - Specific Regulation 8
- Convenience Stores - Specific Regulation 3
- Gourmet wine and beer stores and micro-breweries - Specific Regulation 2⁵⁶
- Liquor Stores - Specific Regulation 2
- Tasting Facilities - Specific Regulation 4
- Theaters, both Live Entertainment and Motion Pictures - Specific Regulation 8
- [Outdoor Recreational Commercial – Specific Regulation 8](#)

⁵⁶ If a wine or beer store also offers tasting, then the establishment must instead comply with Special Requirement 2a, c, e, and 4.

2.3.3.3 General Regulations for All Alcohol Use Permits

The following use regulations apply to all alcoholic beverage sales uses and shall be in addition to the Specific Regulations identified in the previous two sub-sections, and any state law requirements, including those provided in California Business and Professions Code Section 25612.5.

1. Graffiti. Within forty-eight hours of any graffiti being painted or marked upon the premises or on any adjacent area under the control of the permittee, the permittee shall report the graffiti to the Murrieta Police Department and remove or paint over the graffiti.
2. Ads and Signs. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, except for approved signage related to the name of the business.
3. Displays. There shall be no interior displays of alcoholic beverages or signs which are clearly visible to the exterior. Signage advertising alcohol sales may not be attached to the windows and clear doors on an off-sale premises facility.
4. Outdoor Lighting. The permittee shall provide nighttime lighting of the building exterior. The lighting shall be of sufficient illumination so as to enable law enforcement personnel to clearly identify individuals.
5. Litter. The permittee shall remove litter from the premises, public sidewalks and parking lots daily, and shall keep the areas swept weekly to prevent debris buildup. Trash cans shall be located near the entry into the premises. "No Littering" signs of a size and location as determined by the City shall be installed if determined necessary by the Director.
6. Alcohol Sale Hours. The sale of alcoholic beverages may be permitted only between the hours of 6:00 am and 12:00 midnight each day, except for hotels and bars and alcoholic beverage drinking places, including nightclubs, which may sell until 2:00 am, or as approved by a Minor Conditional Use Permit or Conditional Use Permit.
7. Smoking Ordinance. The requirements of Murrieta Municipal Code Chapter 5.23 regarding smoking shall be complied with at all times.
8. State License Conditions. Prior to City approval on any ABC zoning affidavit, the applicant shall submit to the City a signed letter addressed to the ABC stipulating to include the appropriate City of Murrieta conditions in the ABC license.

9. Loitering. Loitering is prohibited on or around the premises. “No Loitering” signs of a size and in a location as determined by the City shall be installed if determined necessary by the Director.
10. Minimum Employee Age. In compliance with ABC regulations, no person under the age of twenty-one shall be employed as a bartender or cocktail server. No person under the age of eighteen shall serve alcohol within an eating place, and only if such service is an incidental part of their duties. Within retail stores, employees ages seventeen and younger may sell only if directly supervised by someone at least twenty-one. Employees within premises that sell alcohol and motor vehicle fuel must be twenty-one for sales between 10:00 pm and close of business.
11. Employee Behavior. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
12. Open Containers and Drinking Not Allowed. No alcoholic beverages shall be consumed on the premises of an off-sale establishment and no alcoholic beverages shall be consumed outside the edifice or enclosed patio of an on-sale establishment. “No Open Container” signs of a size and location as determined by the City shall be installed if open containers are found by the Police Department to be a chronic problem.
13. ABC Training. The owner and management of each alcoholic beverage use shall provide ABC approved and/or certified training for all employees who sell or serve alcoholic beverages at the first available opportunity or no later than thirty days from the employee’s date of employment.
14. Records. The permittee shall at all times maintain records which reflect separately the gross sale of alcoholic beverages and the gross sales of all other projects of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department within five business days following a notice.

The following specific regulations shall further govern the types of alcohol sales establishments identified in sections Section 2.3.3.1 and 2.3.3.2, above.

Table 2-2 Specific Regulations for Alcohol Sales

Regulation #	Specific Regulations
1 (Bars and alcoholic beverage drinking places)	<p>a) The sale of alcoholic beverages for off-premises consumption is strictly prohibited.</p> <p>b) No reduced price or no charge alcoholic beverage promotion is permitted after 8:00 p.m. each day.</p> <p>c) There shall not be a requirement to purchase a minimum number of drinks in lieu of a cover charge or admission fee.</p> <p>d) Hours of operation shall be as set forth in the use permit.</p> <p>e) All sound resulting from the business and/or live entertainment activities shall be substantially contained within the building in compliance with city noise regulations.</p>
2 (Wine, beer and liquor stores, and micro-breweries)	<p>a) Wine shall not be sold with an alcoholic content of greater than fifteen percent by volume except for “dinner wines” that have been aged two years or more and maintained in packaged bottles.</p> <p>b) The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited unless consumed within the premises or separate controlled-access area, such as a fenced patio or food court.</p> <p>c) The sale and delivery of alcoholic beverages shall be made to the persons who are within the permitted premises only and not through a pass-out window, or a slide out tray to the exterior of the premises.</p> <p>d) Beers, malt beverage products, wine coolers, and pre-mixed distilled spirits cocktails (if allowed by ABC license) shall be sold, regardless of container size, only in manufacturer pre-packaged multi-unit quantities.</p> <p>e) Surveillance cameras and equipment shall be installed to record all purchases and attempted purchases of alcoholic beverages in accordance with the specifications provided by the police department. The equipment shall be able to record a minimum of twenty-four hours of operation. The facility operator shall maintain the recordings for the prior sixty days and make the recordings available to the police department within twenty-four hours upon request.</p>

Regulation #	Specific Regulations
3 (Convenience stores)	<p>a) Only beer and wine may be sold, and only for off-site consumption. No sales of distilled spirits or pre-mixed distilled spirit cocktails are permitted.</p> <p>b) Cold beer or wine shall only be sold from, or displayed in, the main, permanently affixed electrical cooler.</p> <p>c) No displays of beer, wine or other alcoholic beverages shall be located within ten feet of any building entrance or check-out counter, unless the display is not physically accessible to customers.</p> <p>d) Beer, malt beverage products and wine coolers shall be sold, regardless of container size, only in manufacturer pre-packaged multi-unit quantities.</p> <p>e) Wine shall not be sold with an alcoholic content of greater than fifteen percent by volume except for “dinner wines” which have been aged two years or more and maintained in packaged bottles.</p> <p>f) The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.</p> <p>g) The sale and delivery of alcoholic beverages shall be made to persons who are within the permitted premises only and not through a pass-out window or slide out tray to the exterior of the premises.</p> <p>h) No advertising for beer, wine or other alcoholic beverage and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.</p> <p>i) The sale of beer and wine shall be incidental to, and in conjunction with, the sale of food, groceries and sundries, and the area (not including storage) devoted to the display and sale of beer and wine shall not exceed ten percent of the retail floor area.</p> <p>j) Surveillance cameras and equipment shall be installed to record all purchases and attempted purchases of alcoholic beverages in accordance with the specifications provided by the police department. The equipment shall be able to record a minimum of twenty-four hours of operation. The facility operator shall maintain the recordings for the prior sixty days and make the recordings available to the police department within twenty-four hours upon request.</p>

Regulation #	Specific Regulations
	k) Signs shall be inside near the cash registers notifying the public that, "All Alcoholic beverage transactions are monitored in cooperation with the Murrieta Police Department." The size, wording and letter style of the advisory sign shall be as determined by the police department.
4 (Tasting facilities)	<p>a) No reduced price or no cost alcoholic beverage tasting promotion shall be allowed after 8:00 p.m. each day.</p> <p>b) Customers will be limited to no more than one series of free tasting.</p> <p>c) Tasting samples shall be no larger than one ounce.</p> <p>d) For breweries and microbreweries, the sale of alcoholic beverages for consumption off the premises is strictly limited to beverages manufactured onsite.</p> <p>e) No person under the age of twenty-one shall be allowed in the sampling or tasting areas.</p>
5 (Discount, drug and variety stores and Grocery stores)	<p>a) The gross floor area of the establishment shall be a minimum of 7,000 SF, and no more than fifteen percent of the gross floor area shall be used for the storage and display of alcoholic beverages.</p> <p>b) No wine shall be sold with an alcoholic content of greater than 15% by volume except for "dinner wines" which have been aged two years or more and maintained in packaged bottles.</p> <p>c) The sale of beer or malt beverages in containers larger than sixteen ounces is prohibited.</p> <p>d) The sale of miniature-sized distilled spirits is not allowed.</p> <p>e) No displays of alcoholic beverages shall be located within ten feet of any building entrance or check-out counter.</p>
6 (Delicatessens)	a) Self-service of alcohol is prohibited, including refrigerated coolers and buckets of drinks in ice available to the customer.
7 (Restaurants)	<p>a) The sale of alcoholic beverages for off-premises consumption is prohibited.</p> <p>b) No reduced price or no cost alcoholic beverage promotion shall be allowed after 8:00 p.m. each day.</p>

Regulation #	Specific Regulations
	c) Outdoor alcohol beverage service is prohibited unless consumed within a separate controlled-access area, such as a fenced patio or food court.
8 (Conference centers, cyber cafes, day spas, hotels, indoor amusement centers and game arcades, billiards establishments, comedy clubs, and theaters, <u>outdoor recreational commercial</u>)	<p>a) The sale of alcoholic beverages for off-premises consumption is prohibited.</p> <p>b) No reduced price or no cost alcoholic beverage promotion shall be allowed after 8:00 p.m. each day except within hotel banquet facilities, where the price of drinks or drink tickets may be consistent during the entirety of a special event.</p> <p>c) There shall not be a requirement to purchase a minimum number of drinks in-lieu of an admission or cover charge.</p> <p>d) Self-service of alcohol is prohibited; including refrigerated coolers and buckets of drinks in ice available to the customer.</p> <p>e) Alcohol sales within a movie theater shall be prohibited unless within a separate controlled section or "box" restricted to patrons aged twenty-one and over.</p>
9 (Florist and gift shops)	<p>a) No wine shall be sold with an alcoholic content of greater than 15% by volume except for "dinner wines" which have been aged two years or more and maintained in packaged bottles.</p> <p>b) All alcoholic beverages shall be sold only as part of a gift package or floral arrangement.</p> <p>c) Refrigerated or otherwise chilled alcoholic beverages shall not be sold or maintained on the permitted premises, except for alcoholic beverages sold in combination with non-alcoholic beverage commodities and packaged in gift containers requiring refrigeration for the preservation of said commodities.</p>
10 (Kiosks, vending carts, and food service pavilions)	<p>a) Only beer and wine may be sold. No sales of distilled spirits or pre-mixed distilled spirit cocktails are permitted.</p> <p>b) Self-service of alcohol is prohibited; including refrigerated coolers and buckets of drinks in ice available to the customer.</p> <p>c) Alcohol sales from kiosks, vending carts or food service pavilions shall be prohibited unless consumed within a separate controlled-access area, such as a fenced patio or food court.</p>

2.4 Development Intensity

The intensity of development is regulated by maximum gross building area for the site, building heights, property setbacks and parking requirements. The anticipated gross building area for each use is identified in the table below. Gross building area shall include the total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet. Areas used in common such as covered walkways, patio areas, and entries open to and directly connecting with outside areas, shall not be included in the calculation. ~~Neither hotel~~Hotel balconies ~~nor~~, rooftop uncovered facilities, decks, patios and rooftop mechanical spaces shall not be included in gross building area.

Table 2-3 delineates the anticipated division of gross building area by category of land use. The total gross building area of 1,767,914 is the maximum allowed in The Triangle Specific Plan, and this overall total shall not be exceeded. The amount of gross building area for each category may be modified.

Table 2-3 Gross Building Area by Land Use Category

Land Use	Anticipated Gross Building Area
Retail	640,914
Office	779,082
Hotel (220 Rooms)	148,000
Entertainment	74,660
Restaurant	125,258
Maximum Total for all Land Use Categories	1,767,914

The Triangle Specific Plan site is approximately 64.3 acres in size. This acreage includes several small parcels totaling 0.77 acres along Murrieta Hot Springs Road that are proposed to be dedicated to the City of Murrieta for road right-of-way purposes. In calculating the FAR of the site, those right-of-way parcels were excluded.

Intensity of development within The Triangle ranges from .25 FAR up to 1.33 FAR, depending on the use. The average FAR for the site is approximately .63. This will result in a dense, urban-feeling development, which is desired. Because of the broad range of development intensity, FAR is not used as a method of regulating development within the property.

2.5 Architectural Development Standards

2.5.1 Application of Development Standards

The various land uses allowed within The Triangle are identified below. Each category of land use has its own development regulations. Because the Development Plan(s) will be reviewed subsequently, the Specific Plan does not apply these standards to specific locations or planning areas. Nor should the standards be applied in a building-by-building approach in all cases. For single use buildings, such as offices or the hotel, the appropriate development standards will be used.

Certain components of The Triangle will be constructed together as mixed-use components. If a vertical or horizontal mix of uses is proposed, the predominant use, as determined by square footage included in that component, shall determine the development standards to be applied. This shall be the case whether there is one mixed-use building or there are multiple buildings related together to form one cohesive and interrelated project. For example, if office space is included above retail as part of a predominantly retail component of the plan, the development regulations for whichever land use has the highest amount of square footage should be applied, in this case retail standards. If an office building includes service commercial uses and restaurants on the ground floor, office standards should apply to the entire building. This will provide maximum flexibility in design while ensuring that appropriate regulatory mechanisms such as setbacks and landscaping requirements are incorporated.

For purposes of developing appropriate development regulations in The Triangle, the number of stories included has been used to categorize buildings and to establish specific development requirements suitable for the mass and scale of the building.

2.5.2 General Development Standards

The requirements below apply to all uses within The Triangle. Different types of setbacks are included within the Specific Plan. Most critically, building setbacks are defined from the ~~back of the landscaped area~~[property line](#) along Murrieta Hot Springs Road, the Internal Connector Road right-of-way line or edge of public access easement, and the property lines adjacent to the freeways. Setbacks for buildings from parking or drive aisles interior to the site are also provided. The Specific Plan does not require building separations within the site, so buildings may be constructed side by side to create an urban village environment.

1. Building Placement: Corner buildings provide definition for the streets and drives within The Triangle. The primary mass of the building should not be placed at an angle to a corner. This does not preclude angled or sculpted building corners or an open plaza at the corner.

Multiple buildings in a single Planning Area shall provide a functional relationship with one another to achieve a “village” scale by use of at least one of the following techniques:

- a) Cluster buildings ~~around open plaza areas, not parking lots~~ when feasible to create walkable pathways and complementary merchandising.
 - b) Provide ~~courtyards with landscaping and other~~ pedestrian amenities.
 - c) Provide convenient pedestrian circulation between each building and between parking areas and buildings using easily identifiable techniques such as planting treatment, architectural design features or enhanced paving materials.
 - d) Link buildings together visually using ~~trellis~~ lighting, monuments, structures, arcades, landscaping, walkways, or enhanced paving.
2. Parking ~~structures~~ Structures: Structures exceeding two stories above grade shall be setback a minimum one hundred feet in each direction from the main entries located along Murrieta Hot Springs Road and twenty five feet from internal drives.
 3. Courtyard and Plaza Access: Drives shall be provided adjacent to open spaces such as plazas or courtyards unless the project is designed to provide direct pedestrian access to the open space and the road or drive is not otherwise necessary.
 4. Land Use Buffering: ~~Loading areas, access~~ Access and circulation driveways, trash, storage areas and mechanical equipment related to commercial use shall be screened and located ~~as far as possible away~~ from ~~adjacent uses.~~ pedestrian crossings and walkways when feasible. Loading areas may be screened with landscaping.
 5. Trash/Loading/Storage Areas: All trash and garbage bins shall be stored in approved enclosures in compliance with Murrieta Municipal Code Section 16.18.150 (Solid Waste and Recyclable Materials Storage). The locations of trash enclosures shall allow convenient access for each tenant.

The rear or loading areas of structures shall not face onto planned amenities (i.e. gathering spaces such as plazas, courtyards, and water features) without proper architectural treatment and landscape screening. Loading facilities shall be fully screened with landscaping from view from public streets and freeways, subject to a line of site drawing which may require a wall, landscaping, or combination of both as provided for in Development Code Section 16.120.B.b. Screening shall be accomplished ~~with architectural elements~~ by locating loading areas above or below freeway grades or otherwise screening with berms, or other landscaping ~~or a combination of both.~~ Screening shall be provided to adequately block or soften the view of loading areas, trucks, trash enclosures ~~and~~ or other similar service facilities. Screening may be limited or not required when the angle of view from the adjacent road or freeways does not have a line of site due to the angle of view from the road or freeway or other physical

constraints including changes in topography or physical barriers such as freeway bridges or overpasses.

6. Utility and Mechanical Equipment: All mechanical equipment (i.e. compressors, air conditioners, heating and ventilating equipment, chillers, standpipes, solar collectors, etc.) should be concealed, when feasible, from view in compliance with Murrieta Municipal Code Section 16.18.120 (Screening and Buffering). Screening devices shall be compatible with the architecture and color of the adjacent buildings. Reasonable accommodations shall be made for solar arrays, collectors and similar energy efficient technologies or sustainability features which may not be completely screened.

Mechanical ~~Equipment~~equipment located on the roof of a structure shall be screened by architectural elements that are an integral part of the building design. when feasible. Where it is not feasible to screen mechanical equipment located on the roof with integral architectural elements, then other methods of screening the visible mechanical equipment shall be incorporated.

Utility equipment (i.e. electric and gas meters, electrical panels, solar battery equipment required by Code and junction boxes) shall be located in utility rooms within the structure or utility cabinets with exterior access that are designed to be integrated into the building architecture. Reasonable accommodations will be made for solar batteries, back up generators, electric vehicle charging equipment and code mandated utility equipment which may be located in freestanding utility cabinets or structures.

7. Provision of Open Spaces: The Triangle shall have a twenty percent overall requirement for open space. Each planning area shall have a minimum open space requirement equivalent to fifteen percent of the area within that planning area.

Landscape and open space areas shall be distributed throughout the site and consist of a balanced combination of trees, ground cover, shrubbery, and other materials. Landscaping for required setbacks may be used to satisfy this requirement. Quality considerations for open space should include the use of plazas, courtyards, water elements, and public art. Pathways and sidewalks not included within parking lots may be calculated as part of the open space.

Open space areas should be concentrated, linked or clustered into larger meaningful spaces at areas of significant activity when feasible.

8. Building Setbacks: The illustrations of building setbacks contained within the Specific Plan also illustrate the landscape concepts that should be included in the project. Although the plant materials and stylistic treatments may vary in final plans, the overall concept of incorporating vertical accent trees and canopy trees, shrub and ground

cover rather than turf, use of screening treatments, etc. shall be followed to ensure the high quality landscape concept is carried out.

9. Building Heights: Building, parking structure, and overall sign heights shall be measured from the adjacent finished grade.
10. Setbacks: The setbacks identified in the tables below are minimum setbacks.

2.5.3 Office Development Standards

As noted above, certain setbacks within The Triangle are required from Murrieta Hot Springs Road, the freeways and the Internal Connector Road. The following minimum setbacks apply for office buildings:

<u>Murrieta Hot Springs Road</u>	<u>25' from Property Line to Building equal to or less than 50' high</u>
	<u>50' from Property Line to Building greater than 50' high</u>
	<u>15' from Property Line to Parking</u>
<u>Freeway</u>	<u>25' from Property Line to Building equal to or less than 50' high</u>
	<u>50' from Property Line to Building greater than 50' high</u>
	<u>10' landscape setback to Parking</u>

The front building standards included within Table 2-4 are illustrated in Exhibits 2-2 through 2-11, with both sections and plan views. Alternate entry courtyard and plaza configurations from those illustrated are allowed that provide equal or greater open space than these minimum regulations.

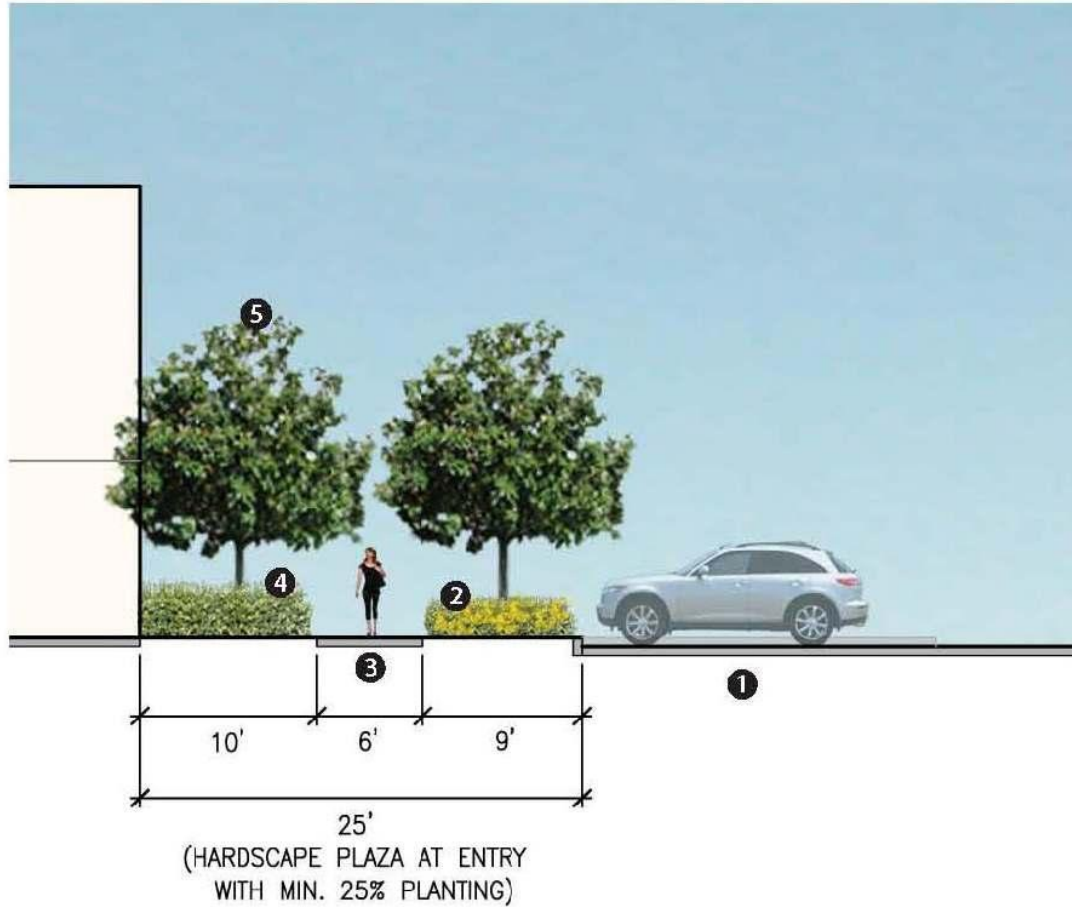
Table 2-4 Development Standards for Office Buildings

	1-2 Story Building	3-4 Story Building	5-8 Story Building	9-12 Story Building	13-18 Story Building
Setback to Building ⁶⁷					
• Front Drive Aisle	45'	55'	65'	80'	95'
• Front Parking	25'	35'	45'	60'	75'
• Front Plaza Width width	20'	20'	30'	40'	40'
• Side/Rear Drive aisle	15'	25'	30'	35'	35'
• Side/Rear Parking	15'	15'	20'	25'	25'
• Side/Rear Property Line	15'	15'	15'	15'	15'
Maximum Height	50'	80'	140'	200'	280'

All setbacks shall be subject to a Minor Exception under Section 4.4.2.

⁶⁷ Setbacks are measured from the ~~back of the landscape area~~ property line along Murrieta Hot Springs Road, the Internal Connector Road right-of-way line or edge of public access easement, or the property line along the adjacent freeways. The first limit is under standard conditions. The second limit is in the event of a traffic condition along Murrieta Hot Springs Road where an acceleration or deceleration lane has expanded the right of way.

2-2 [\(insert\)](#)

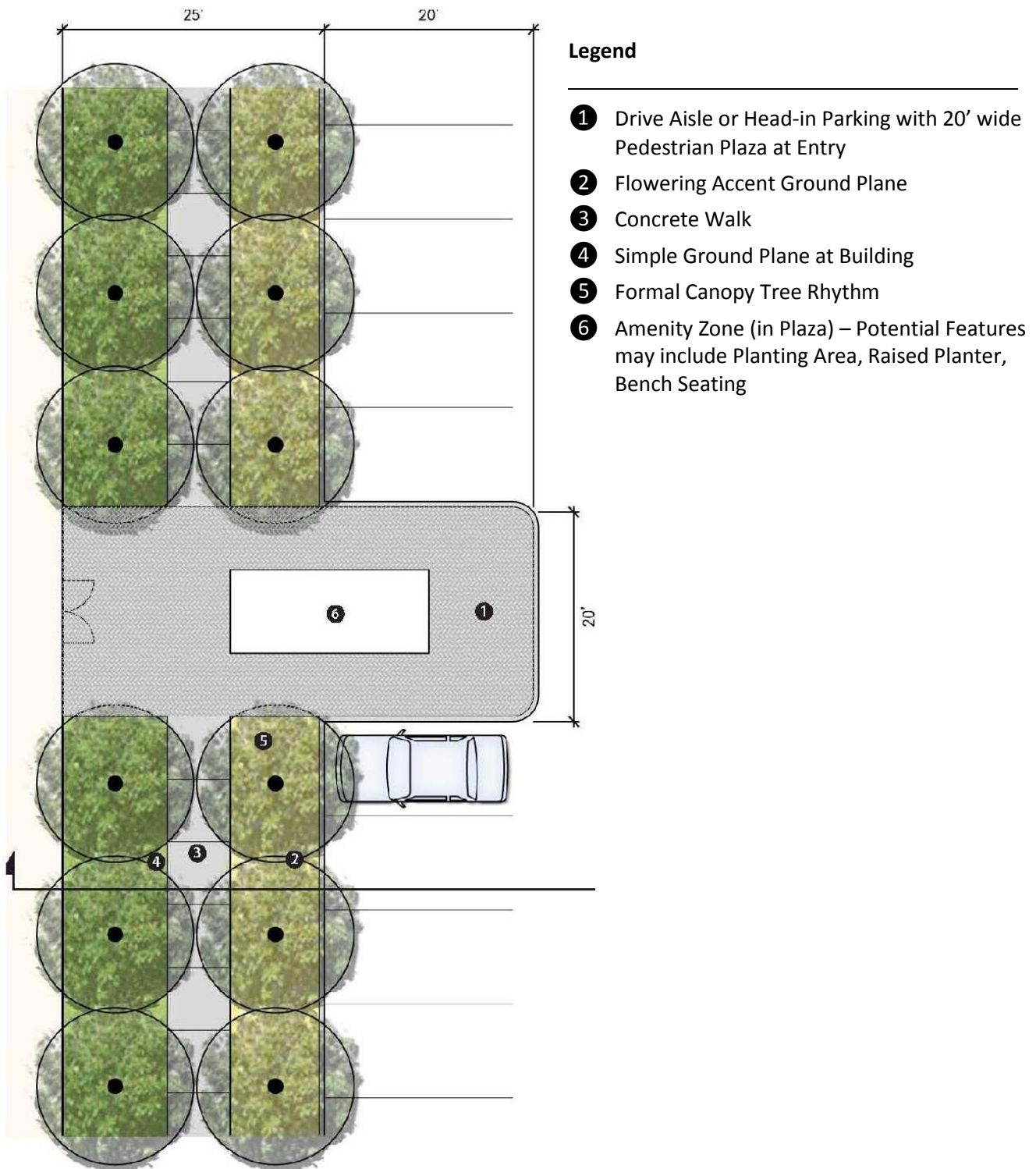


Legend

- ① Drive Aisle or Head-in Parking with 20' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Amenity Zone (in Plaza) – Potential Features may include:
Planting Area, Raised Planter, Bench Seating (see Exhibit 2-3)

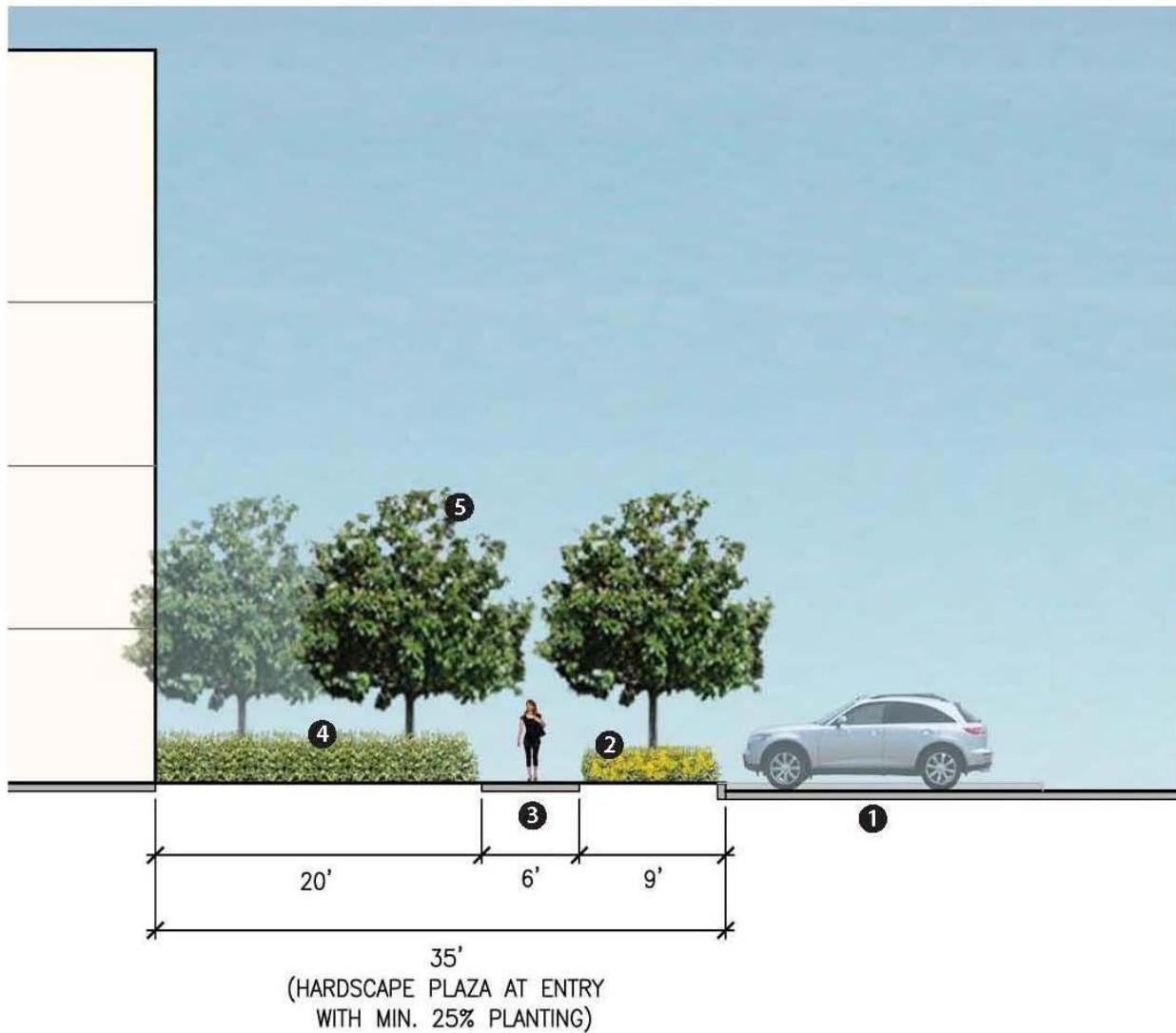
**Exhibit 2-2: 1-2 Story Office Building Front Facade
Landscape Section**

2-3 [\(insert\)](#)



**Exhibit 2-3: 1-2 Story Office Building Front Facade
Landscape Plan**

2-4 [\(insert\)](#)

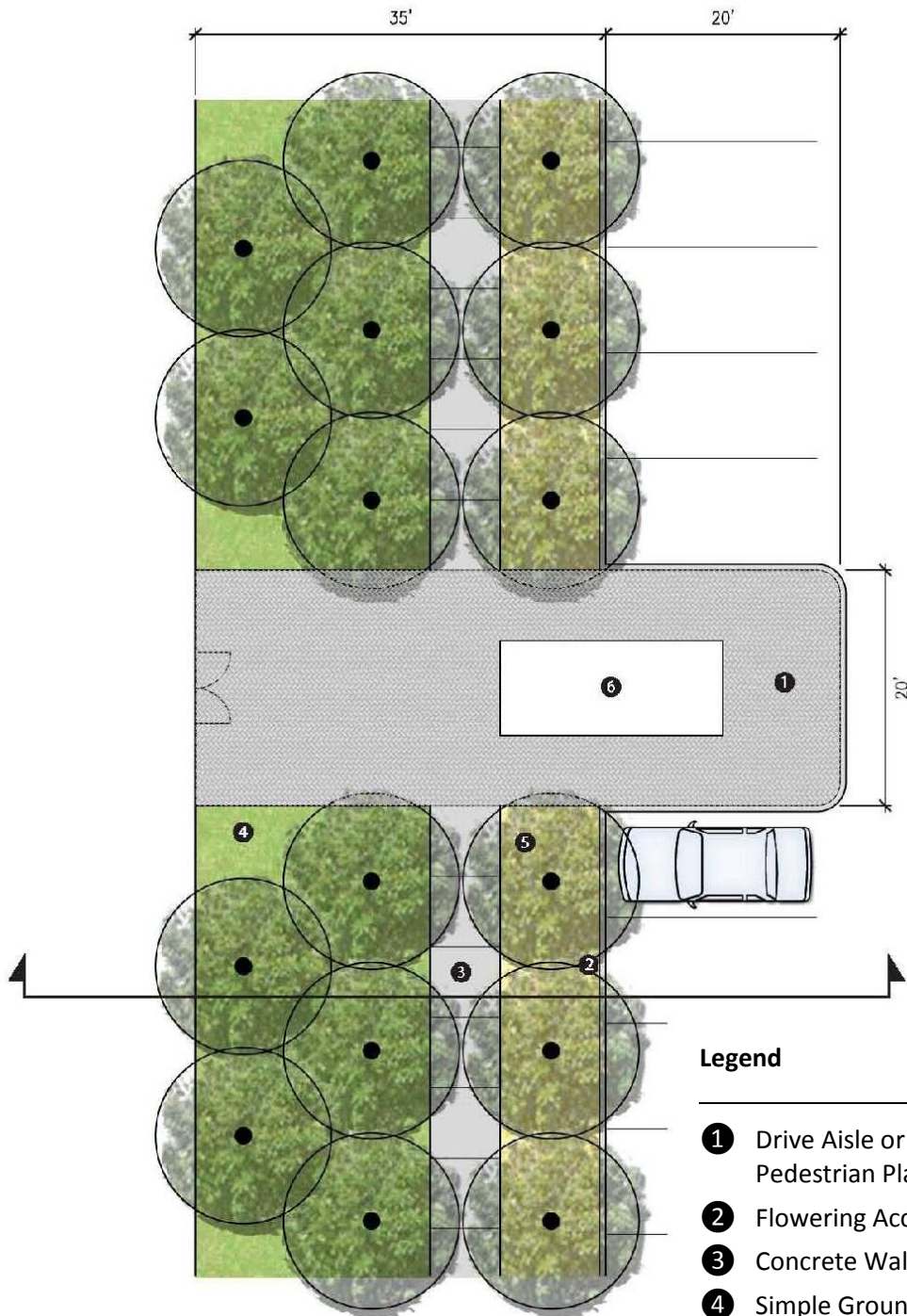


Legend

- ① Drive Aisle or Head-in Parking with 20' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots (see Exhibit 2-5)

**Exhibit 2-4: 3-4 Story Office Building Front Facade
Landscape Section**

2-5 [\(insert\)](#)

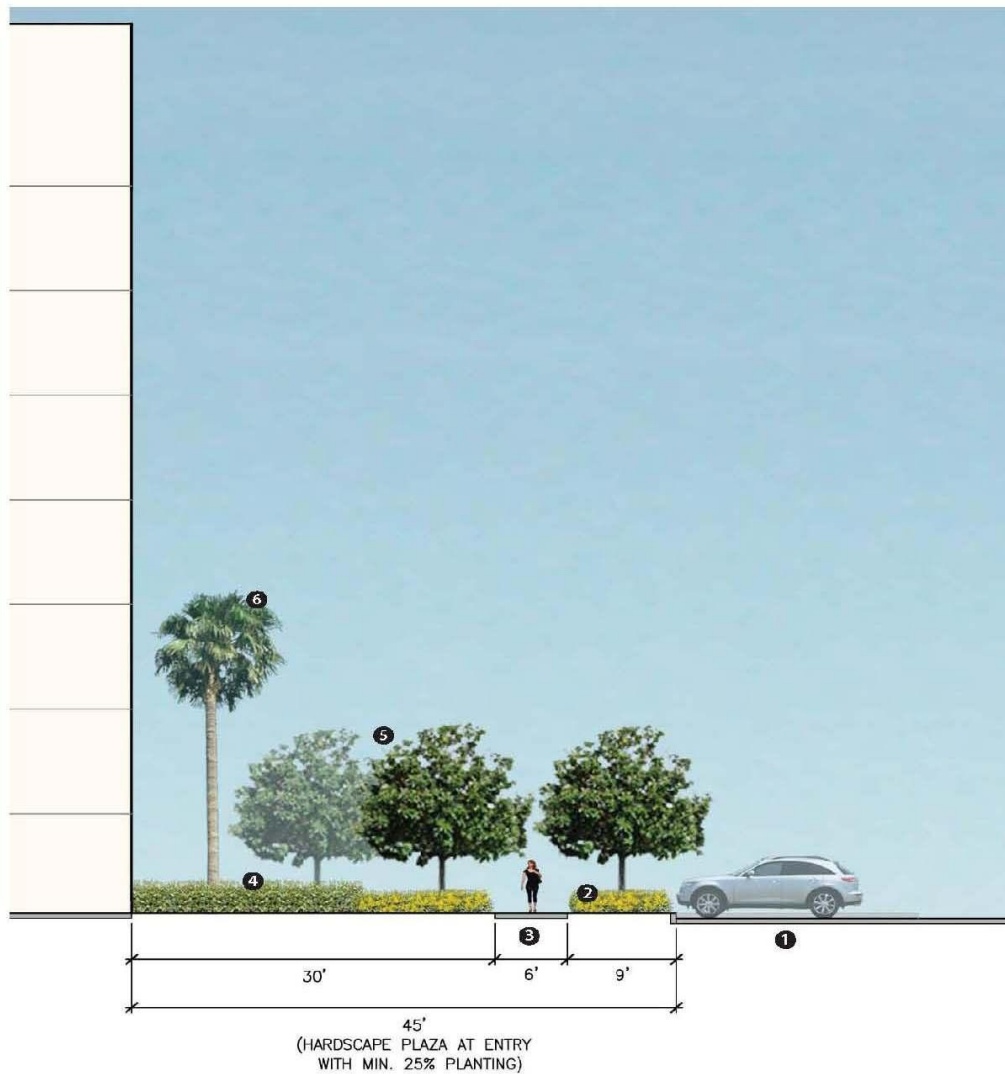


Legend

- ① Drive Aisle or Head-in Parking with 20' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots

**Exhibit 2-5: 3-4 Story Office Building Front Facade
Landscape Plan**

2-6 [\(insert\)](#)

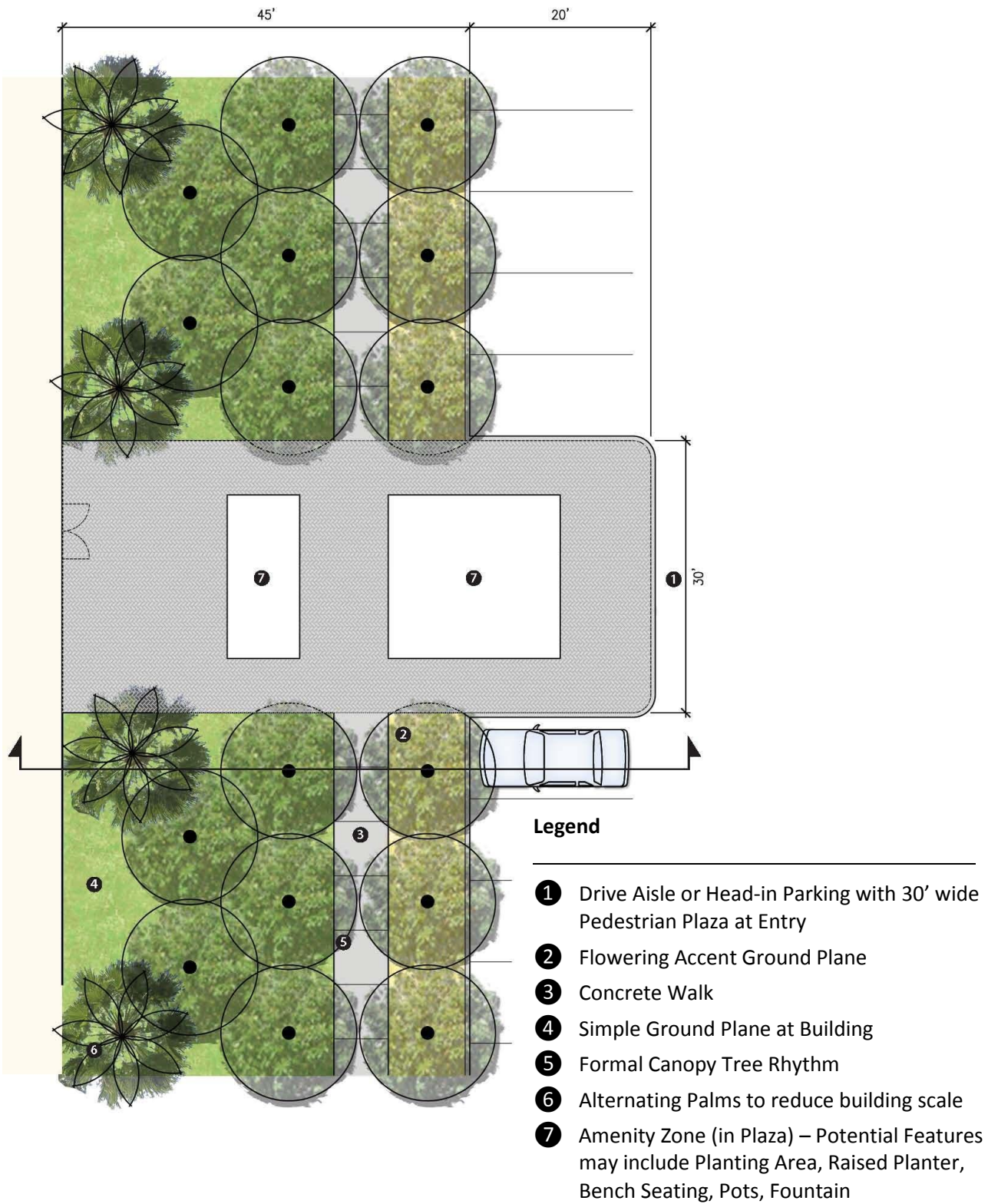


Legend

- ① 30' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Alternating Palms to reduce building scale
- ⑦ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots, Fountain (see Exhibit 2-7)

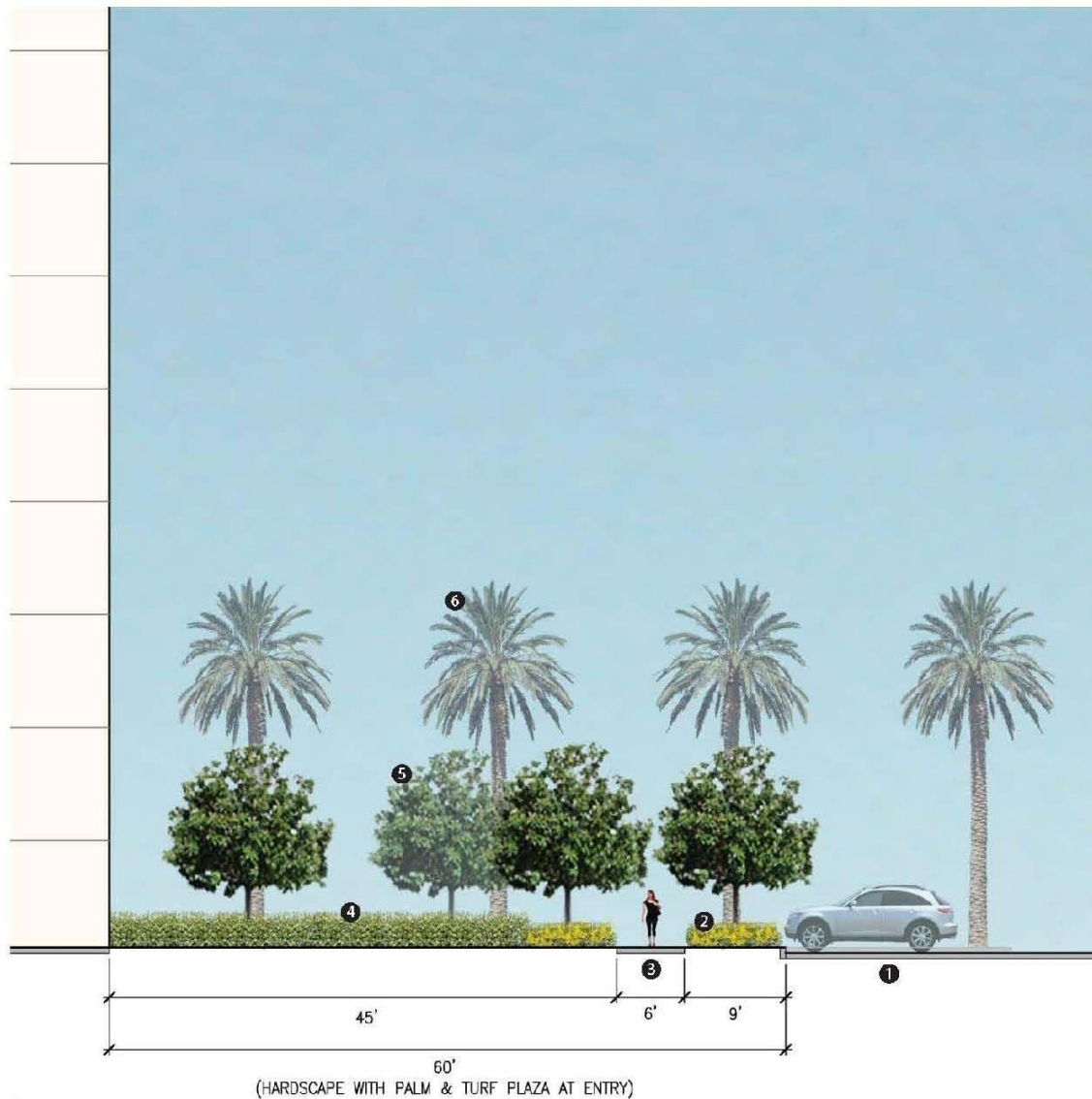
**Exhibit 2-6: 5-8 Story Office Building Front Facade
Landscape Section**

2-7 [\(insert\)](#)



**Exhibit 2-7: 3-4 Story Office Building Front Facade
Landscape Plan**

2-8 [\(insert\)](#)

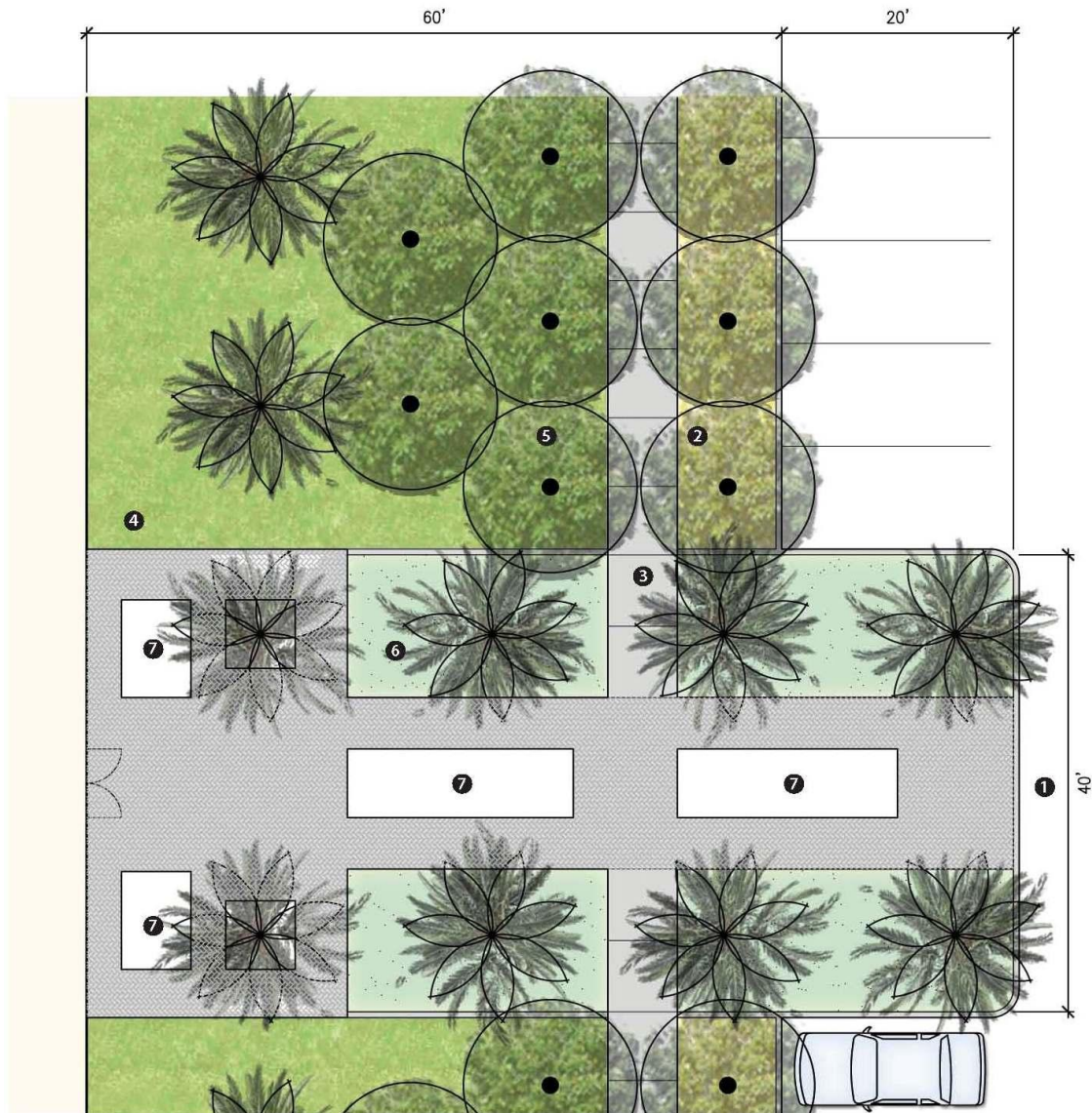


Legend

- ① 40' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Alternating Palms in Turf at Pedestrian Plaza
- ⑦ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots, Fountain, Table, Chairs and Umbrella (see Exhibit 2-9)

Exhibit 2-8: 9-12 Story Office Building Front Facade Landscape Section

2-9 [\(insert\)](#)

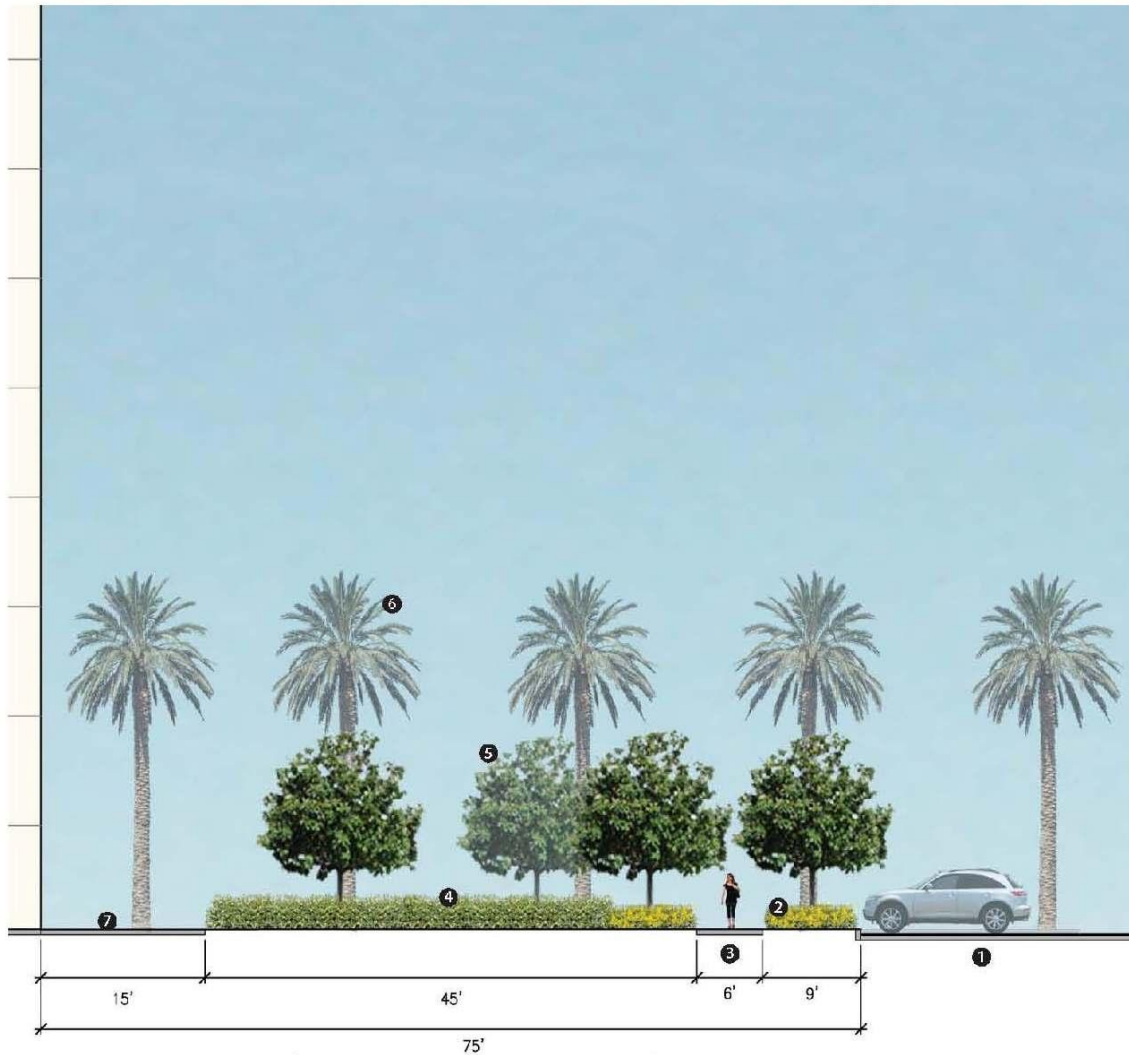


Legend

- ① 40' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Shade Tree Rhythm
- ⑥ Formal Palms in Turf at Pedestrian Plaza
- ⑦ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots, Fountain, Table, Chairs & Umbrella

Exhibit 2-9: 5-8 Story Office Building Front Facade Landscape Plan

| 2-10 [\(insert\)](#)



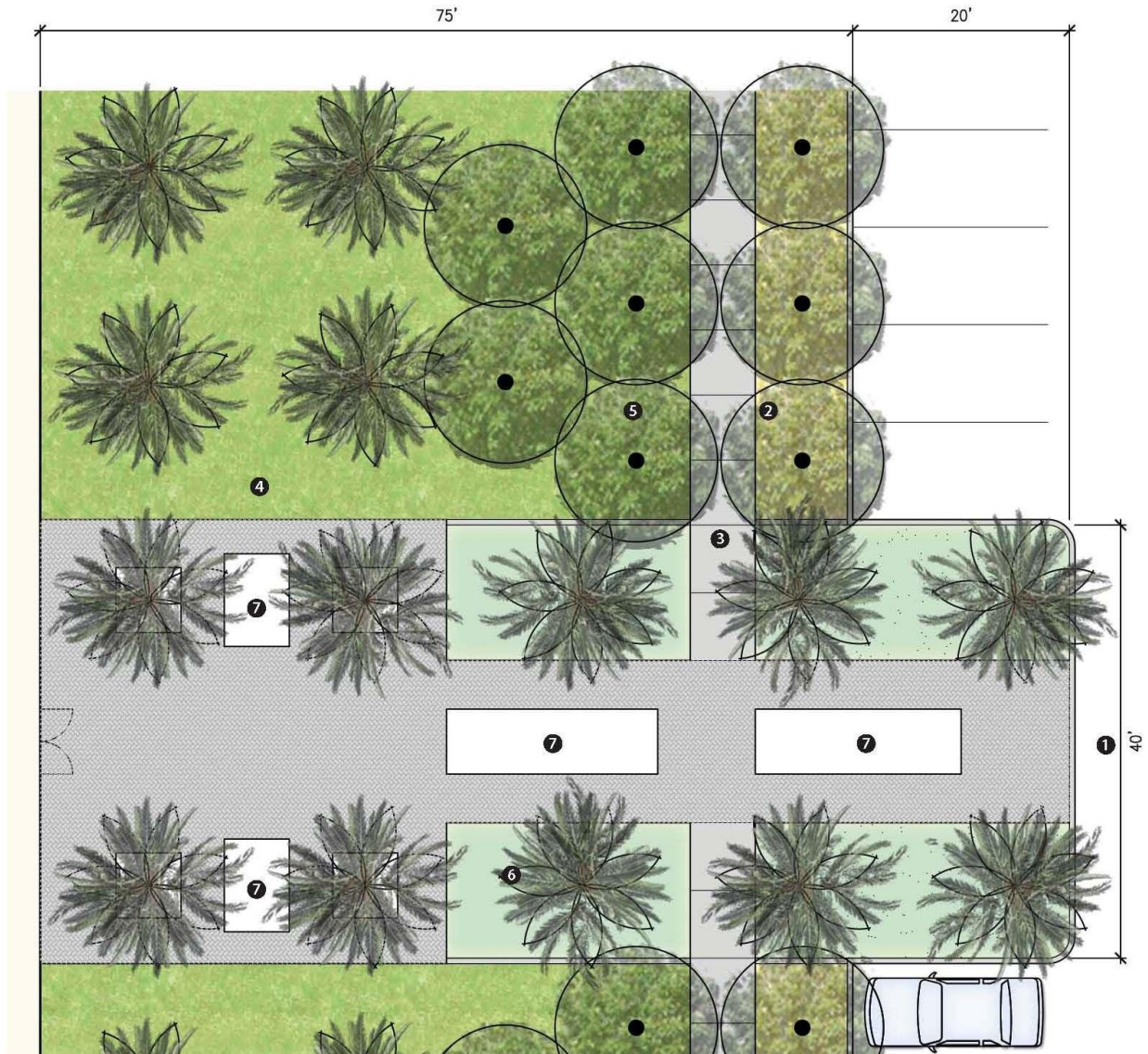
(HARDSCAPE WITH PALM & TURF PLAZA AT ENTRY)

Legend

- ① 40' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane
- ⑤ Formal Canopy Tree Rhythm
- ⑥ Formal Palms in Turf at Pedestrian Plaza
- ⑦ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots, Fountain, Table, Chairs and Umbrella, Vendor Kiosk

Exhibit 2-10: 13-18 Story Office Building Front Facade Landscape Section

| 2-11 [\(insert\)](#)



Legend

- ① 40' wide Pedestrian Plaza at Entry
- ② Flowering Accent Ground Plane
- ③ Concrete Walk
- ④ Simple Ground Plane at Building
- ⑤ Formal Shade Tree Rhythm
- ⑥ Formal Palms in Turf at Pedestrian Plaza
- ⑦ Amenity Zone (in Plaza) – Potential Features may include Planting Area, Raised Planter, Bench Seating, Pots, Fountain, Table, Chairs & Umbrella

Exhibit 2-11: 13-18 Story Office Building Front Facade Landscape Plan

2.5.4 Retail and Restaurant Development Standards

The retail component of The Triangle will include retail shops, restaurants and entertainment uses. Regulations for all these uses are below in Table 2-5. In this table, a blank field indicates there is no requirement for the particular condition. Development standards for retail uses are illustrated in Exhibits 2-12 through 2-15. These regulations apply to any freestanding restaurant uses located in any area of the site. Freestanding restaurant standards are depicted in Exhibits 2-16 and 2-17. Should a retail use, such as a bank or pharmacy, have a drive-through service window, the development standards for drive-through aisles found in Section 2.5.4.1, Drive-Through Standards, shall apply.

As noted above, certain setbacks within The Triangle are required from Murrieta Hot Springs Road, the freeways and the Internal Connector Road. The following minimum setbacks apply for retail buildings:

Murrieta Hot Springs Road 25' from Property Line to Building
15' from Property Line to Building with Traffic Condition
15' from Property Line to Parking

Freeway 25' from Property Line to Building
10' landscape setback to Parking

Table 2-5 Development Standards for Retail Uses

	1-2 Story Retail Building	3-4 Story Retail Building	Free-Standing Restaurant Building	Free-Standing Entertainment Building
Setbacks to Building ⁷⁸				
• Front	17' 25'	17' 25'	15' 25'	25'
• Side	0'	0'	0'	0'
• Drive Aisle Side	25'	25'	15'	25'
• Drive Aisle/Parking to	15'			

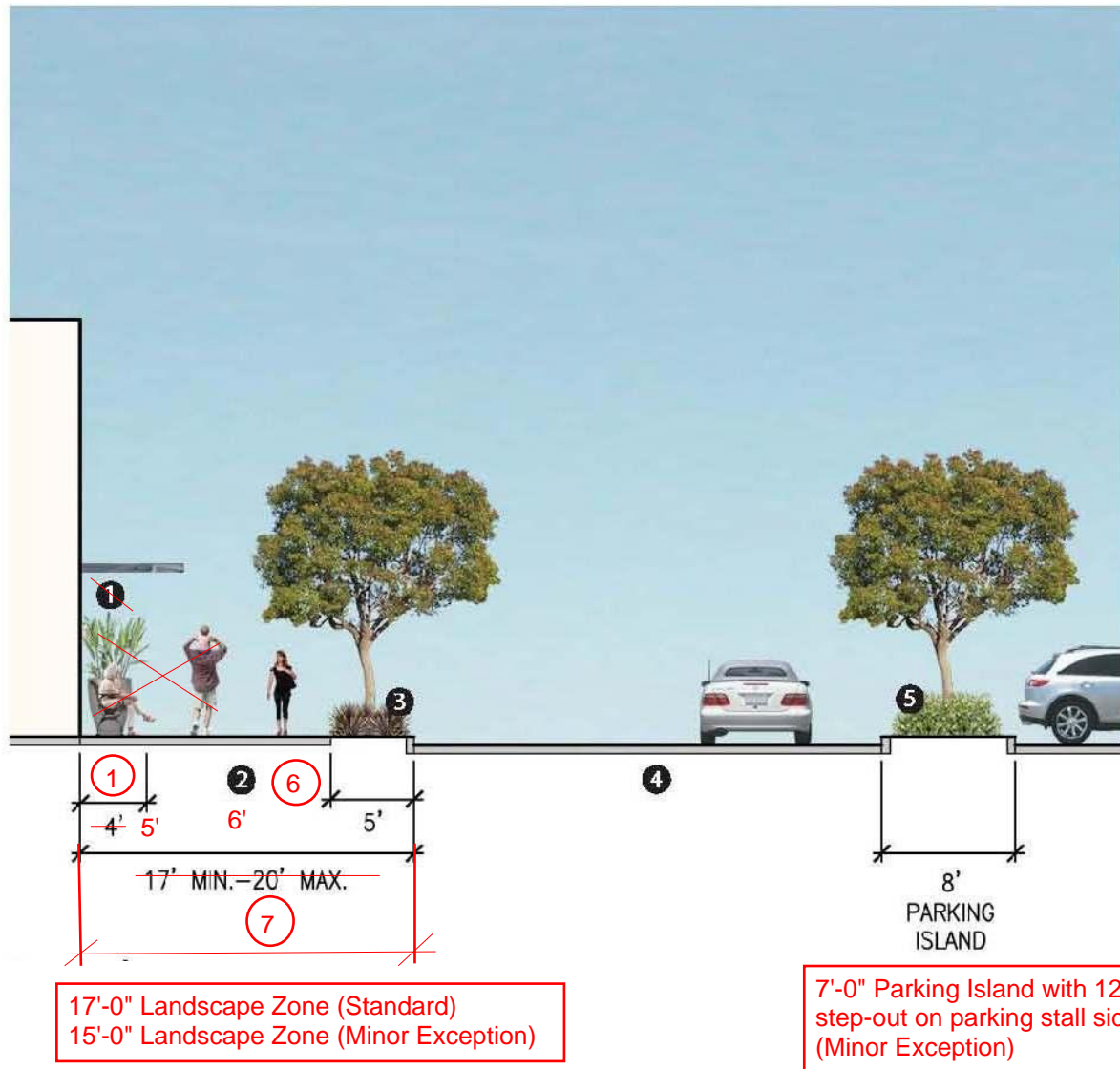
⁷⁸ Setbacks are measured from the ~~back of the landscape area~~ property line along Murrieta Hot Springs Road, the Internal Connector Road right-of-way line or edge of public access easement, or the property line along the adjacent freeways. All setbacks are subject to a Minor Exception under Section 4.4.2.

THE TRIANGLE
SPECIFIC PLAN

Drive-through Aisle				
• Rear	15'	15'	15'	15'
Parking along Murrieta Hot Springs Road	0'	0'	0'	0'
Parking along Internal Connector Road	0' <u>Exhibit 2-32 and 2-35</u>	0' <u>Exhibit 2-32 and 2-35</u>	0' <u>Exhibit 2-32 and 2-35</u>	0' <u>Exhibit2-32 and 2-35</u>
Parking interior to site	10'	10'	15' <u>10'</u>	15' <u>10'</u>
Maximum Height	60'	80'	50'	75'
Maximum Height including Appurtenances	80'	100'	60'	100'

All setbacks shall be subject Minor Exception under Section 4.4.2.

| 2-12 [\(insert\)](#)



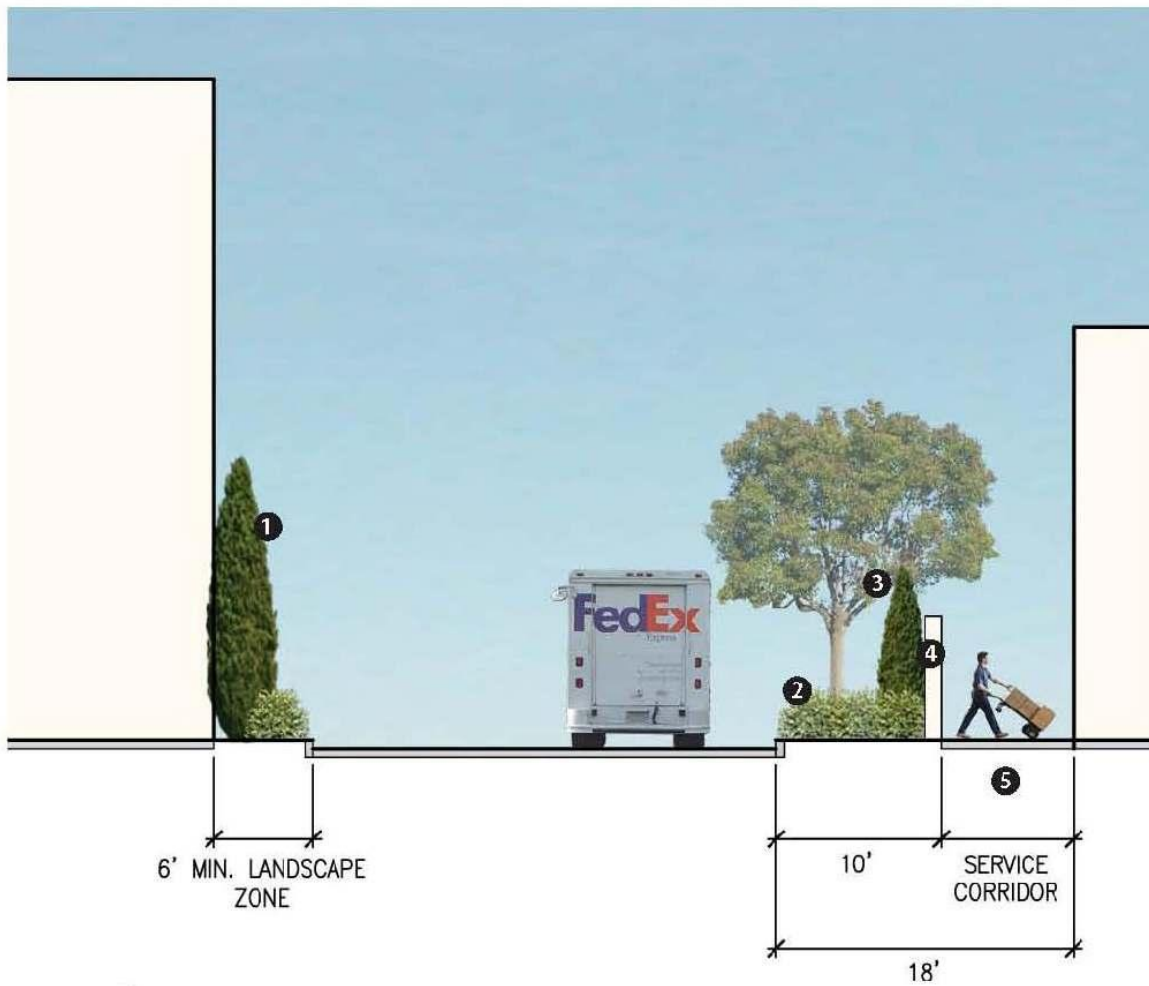
Legend

- 1** 5'4" Amenity Zone against Building
- 2** Pedestrian Clear Zone
- 3** 5' Tree Wall 5' Tree Planting Zone, Well or Tree Grate
- 4** Drive Aisle or Parking
- 5** Parking Lot Island with Canopy Tree
- 6** 6'-0" Sidewalk at Head-in Parking Stall or 5'-0" Sidewalk at Drive Aisle
- 7** 17' Landscape Zone (Standard) 15' Landscape Zone (Minor Exception) 5' Planter 6' Sidewalk 5' Diamond Planter (No 5' Amenity Zone) For Head-in Parking Stall (6'-0" Sidewalk) Planter Diamond Planter at Curb - Add Tree

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-12: Minor Retail Tenant Parking Lot to Pad Entry

2-13 [\(Insert\)](#)

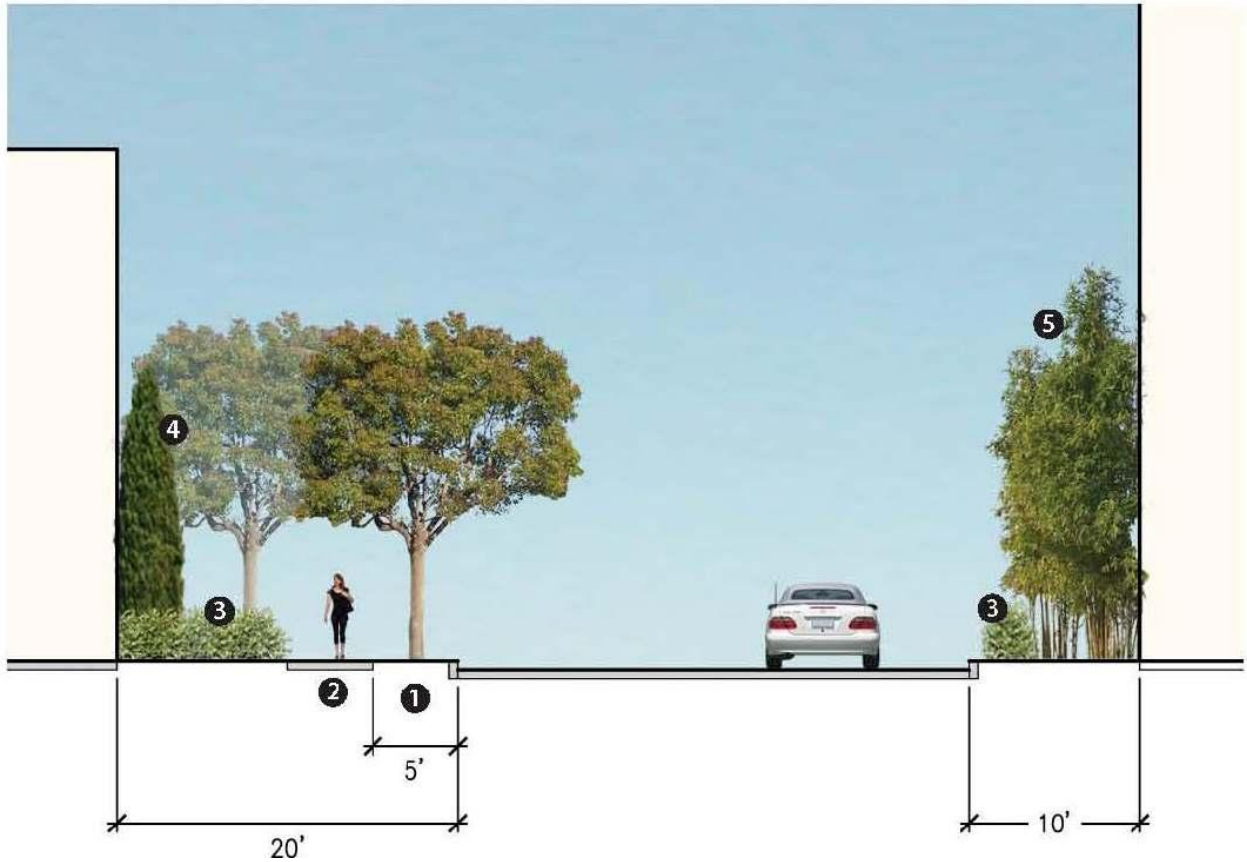


Legend

- ① Vertical Screen Planting
- ② Simple Ground Plane
- ③ Informal mix of Canopy and Screen Trees
- ④ Screen Wall
- ⑤ Pedestrian Service Corridor

Exhibit 2-13: Minor Retail Tenant Back of House Screening

2-14 [\(insert\)](#)

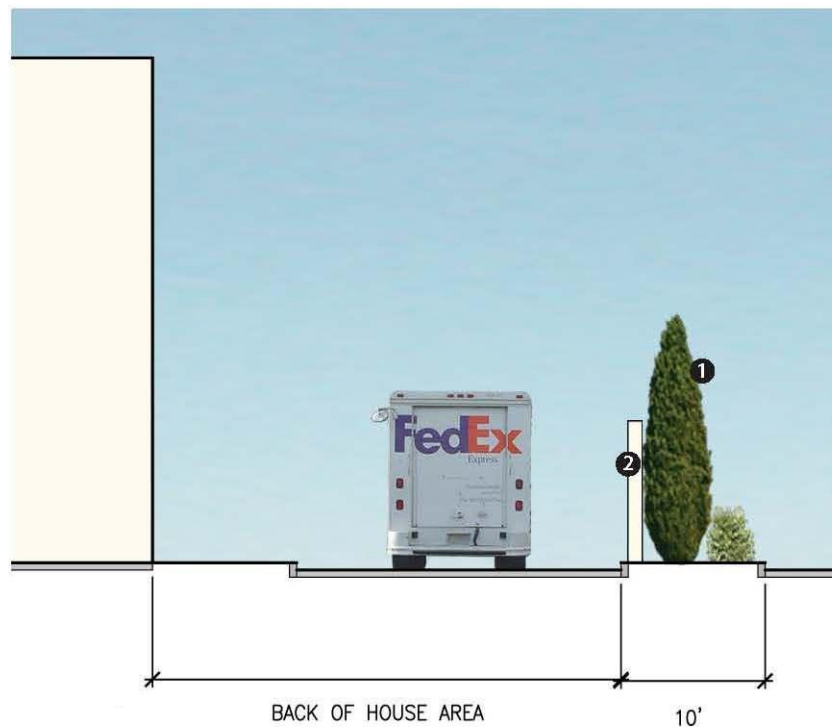


Legend

- ① 5' Tree Wall
- ② 5' Sidewalk (10' Walk where no tree wall exists)
- ③ Simple Ground Plane
- ④ Vertical Accent Planting against Building
- ⑤ Vertical Screen Planting against Parking Garage

Exhibit 2-14: Retail Edge Condition at Parking Garage

2-15 [\(insert\)](#)

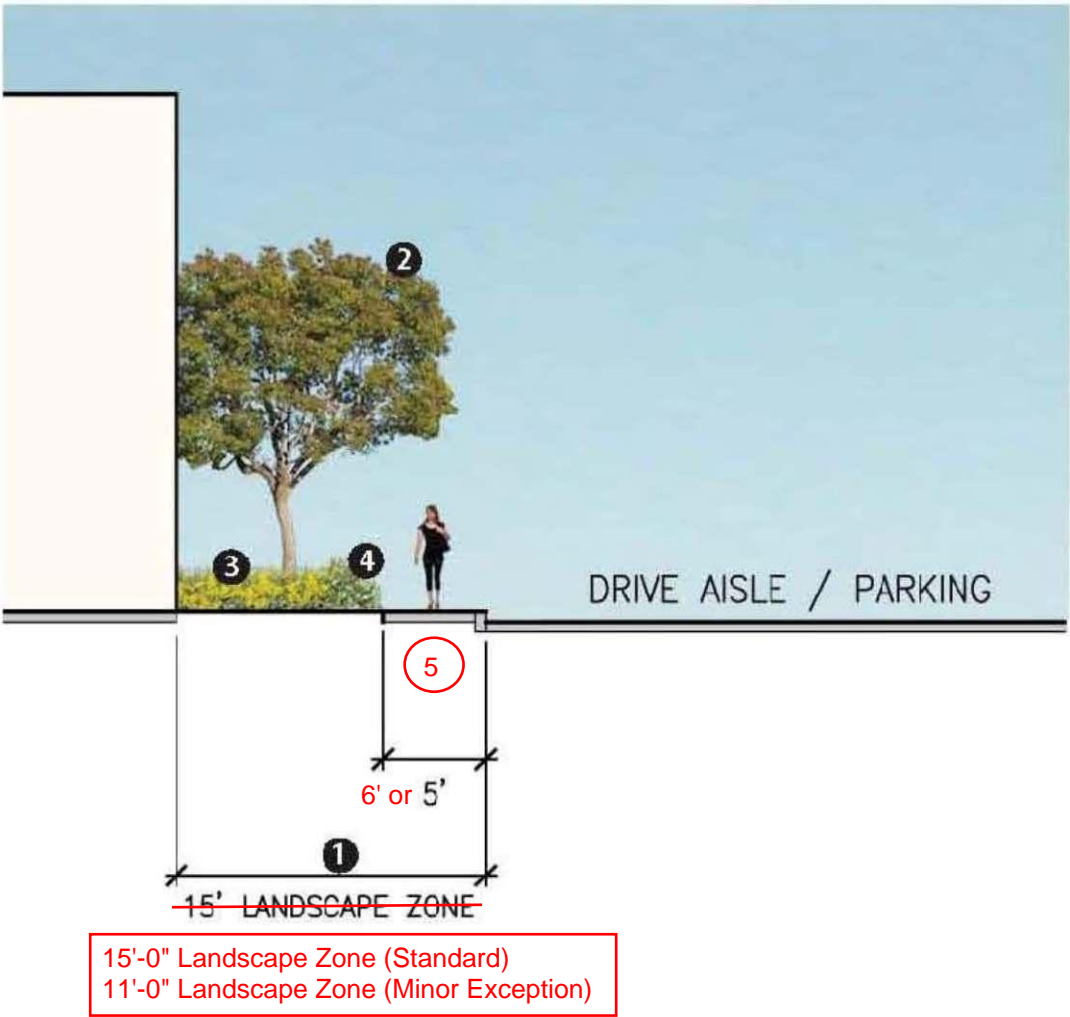


Legend

- ① ~~10' Landscape Zone with Vertical Screen Planting~~ 10'-0" Landscape Zone (Standard)
- ② ~~Minimum 6' Tall Screen Wall~~ 6' Tall Screen Hedge and/or Screening per Section 2.5.2

Exhibit 2-15: Major Retail Tenant Back of House Screening

2-16 [\(insert\)](#)



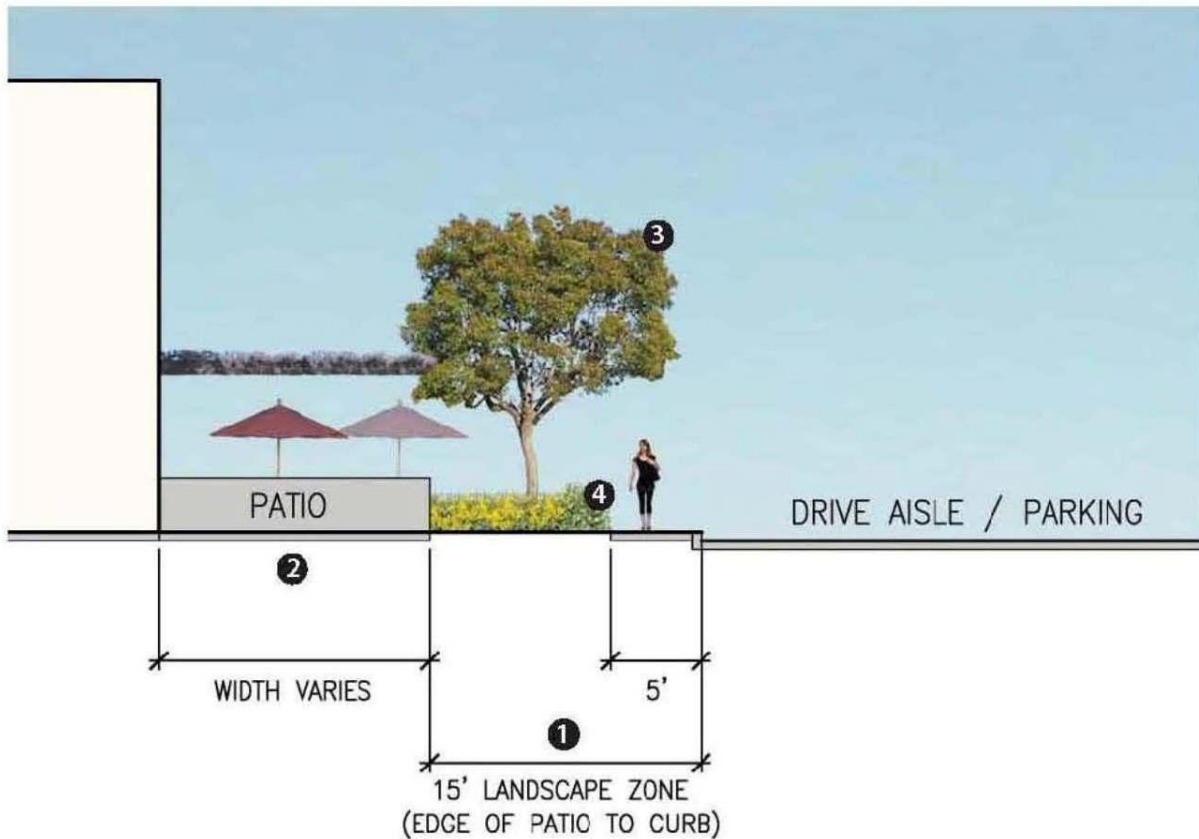
Legend

- | | |
|---|---|
| <p>① 15' overall Setback</p> <p>② Canopy / Screen Trees</p> <p>③ Low, Flowering Shrubs and Groundcover</p> <p>④ Hedge at Walk</p> <p>⑤ 6'-0" Sidewalk at Head-in Parking Stall or 5'-0" Sidewalk at Drive Aisle</p> | <p>→ 15'-0" Landscape Zone (Standard)
For Head-in Parking Stall (6'-0" Sidewalk) Diamond Planter at Curb - Add Tree</p> <p>11'-0" Landscape Zone (Minor Exception)
5'-0" Planter
6'-0" Sidewalk
Head-in Parking Stall (6'-0" Sidewalk) - Diamond Planter at Curb - Add Tree</p> |
|---|---|

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-16: Free-Standing Restaurant at Parking

2-17 [\(insert\)](#)



Legend

- 1** 15' Landscape Setback
- 2** Restaurant Patio (width varies)
- 3** Canopy / Screen Trees
- 4** Hedge at Walk
- 5** 6'-0" Sidewalk at Head-in Parking Stall or 5'-0" Sidewalk at Drive Aisle

- 15'-0" Landscape Zone (Standard)
- 11'-0" Landscape Zone (Minor Exception)
- 6'-0" Sidewalk at Head-in Parking Stalls
- 5'-0" Sidewalk
- 5'-0" Planter
- No Overhead Structure at Patio (If structure affects area where a tree is required)
- 6' Landscape Zone (Minor Exception)
- 6' Planter
- No sidewalk

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-17: Free-Standing Restaurant with Patio at Parking Lot

2.5.4.1 Drive-Through Standards

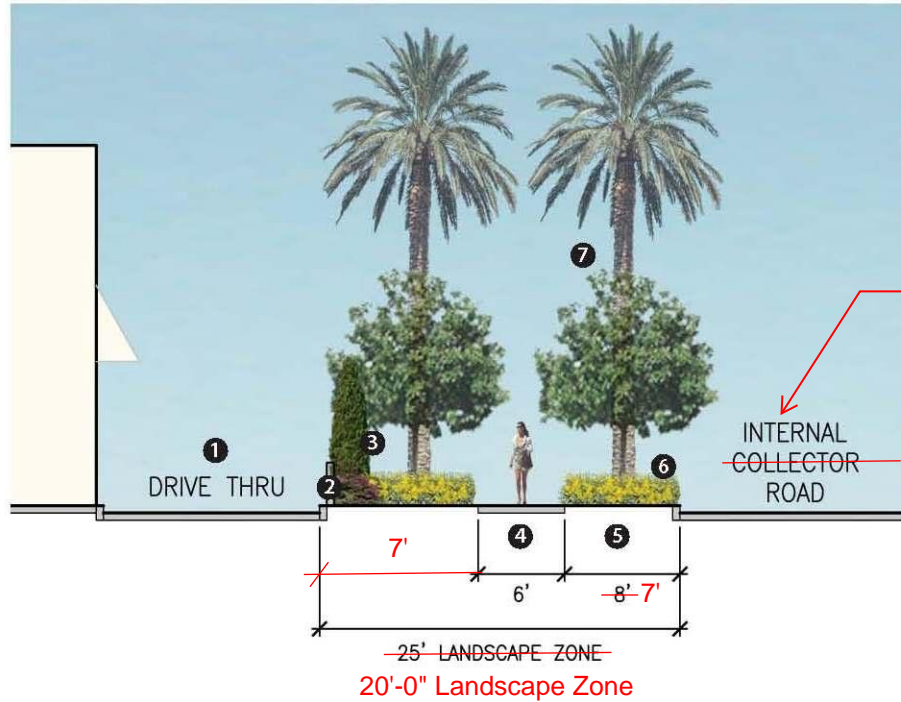
In order to preserve the aesthetic integrity of The Triangle, special design features are required for any drive-through aisle, which is allowed in connection with non-food and beverage uses such as banks or pharmacies. Exhibits 2-18 and 2-19 illustrate the development standards and landscape setbacks for drive aisles. Drive-through aisles may not face Murrieta Hot Springs Road—when feasible, unless it can be demonstrated that the drive through can appropriately screen the views of the drive through from the public street (i.e. pad height difference, incorporation of a wall, landscape hedge row, etc.). Consideration of vehicle headlights shall be a priority.

Drive-Through Development Standards

1. The building shall be the predominant visual element along street frontages, not the drive through aisle. The building should be sited so as to maximize the distance for vehicle stacking while screening the drive-through operations.
2. Drive through aisles shall be screened from public streets and from adjacent parking areas to the extent feasible as shown on Exhibit 2-19 and as determined by the Development Director.
3. Drive-through aisles shall provide adequate on-site stacking distance to accommodate before the first stopping point of not less than six cars (120') (e.g. menu board, teller window, automatic teller machine) or not less than three cars (60') for pick up only as relates to a particular business. No portion of the stacking aisle shall serve as a parking aisle. A queuing analysis may be required by the Development Director and the queuing length provided shall meet the 95th percentile.
4. Drive-through aisles shall not exit directly to the Internal Collector Road.
5. The building shall be designed to provide a cover over the drive-through lane at the pick-up window. The cover shall be architecturally compatible and fully integrated as part of the building design.
6. No individual freestanding or pole signs shall be permitted for drive-through uses. Any necessary signs must be included within monument signs or affixed to the building.
7. Drive Through aisles shall be screened with landscaping as shown in Exhibits 2-18 and 2-19 of this Specific Plan when feasible or when below grade from Murrieta Hot Springs Road when screening would have limited utility.

8. Drive through aisles shall have a minimum ten-foot interior radius at curves and a minimum twelve- (12-) foot width. Each drive-through entrance/exit shall be at least fifty (50) feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least twenty-five feet from the curb cut on an adjacent property. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs/pavement markings.
9. Each drive-through aisle shall be separated by curbing and landscaping from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
10. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility and be emphasized by enhanced paving or markings.

2-18

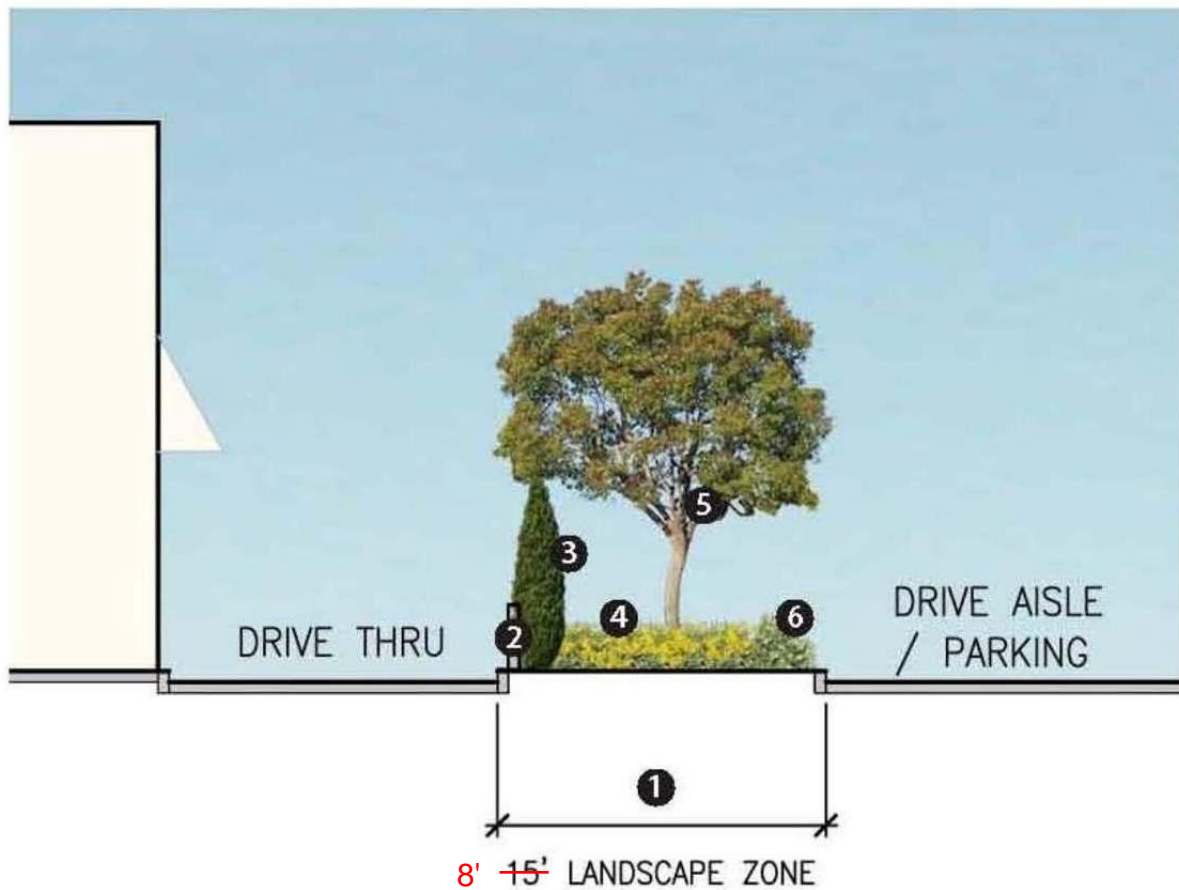


Legend

- 1** Drive Thru Area
- 2** 3' High Screen Wall
- 3** Vertical Screen Planting
- 4** 6' Sidewalk
- 5** ~~8' Parkway~~ 7'-0" Parkway
- 6** Flowering Accent Ground Plane
- 7** Internal Collector Road Streetscape Palm & Shade Trees

Exhibit 2-18: Building with Drive Through at Internal Connector Road

2-19



Legend

- ① ~~50' overall Setback~~ 8'-0" Landscape Zone
- ② ~~6' high Screen Wall~~ 3'-0" Tall Screen Wall
- ③ Low, Flowering Shrubs and Groundcover
- ④ Canopy / Screen Trees
- ⑤ Hedge at Drive Aisle / Parking

**Exhibit 2-19: Building with Drive Through at Parking Lot, Drive Aisle, or
Secondary Driveway**

2.5.5 Hotel Development Standards

Hotels are expected to include a covered vehicular entry that provides for short-term parking for guests' easy access to the lobby. A variety of entry courtyards and plazas or valet *porte coche* configurations may be proposed, so long as they achieve the minimum setbacks identified in Table 2-6~~2-7~~. Any outdoor recreation areas associated with the hotel, such as swimming pools, shall be separated from adjacent roadways by a building to provide privacy and to reduce the effects of roadway noise in the recreation area when feasible. Hotel development standards are illustrated in Exhibits 2-20 through 2-22.

As noted above, certain setbacks within The Triangle are required from Murrieta Hot Springs Road, the freeways and the Internal Connector Road. The following minimum setbacks apply for Hotel buildings:

<u>Murrieta Hot Springs Road</u>	<u>25' from Property Line to Building equal to or less than 50' high</u>
	<u>50' from Property Line to Building greater than 50' high</u>
	<u>15' from Property Line to Parking</u>
<u>Freeway</u>	<u>25' from Property Line to Building equal to or less than 50' high</u>
	<u>50' from Property Line to Building greater than 50' high</u>
	<u>10' landscape setback to Parking</u>

Table 2-6 Development Standards for Hotels

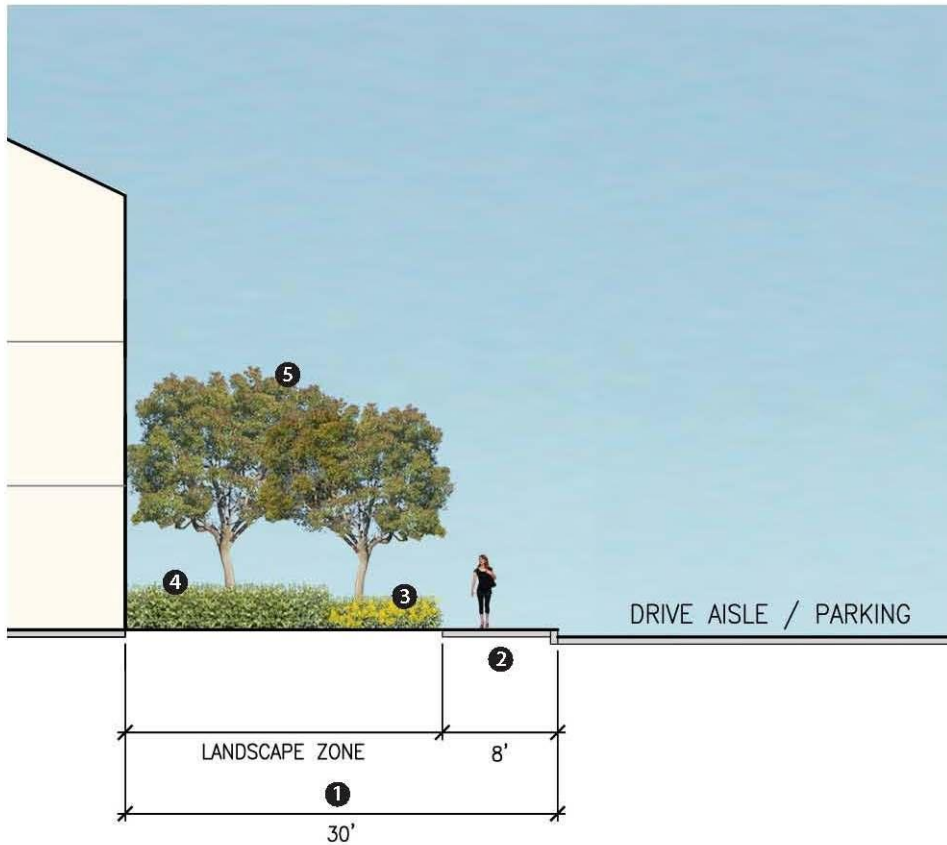
	1-4 Story Buildings	5-8 Story Buildings	9-12 Story Buildings
Setbacks to Building ⁸⁹			
• Front Drive Aisle/Parking	30' ₌	40' ₌	60' ₌
• Side (internal)	0'	0'	0'
• Side/Rear Drive Aisle Side	15' See Exhibits	30' See Exhibits	35' See Exhibits
• Side/Rear Parking	20' See Exhibits	20' See Exhibits	25' See Exhibits

⁸⁹ Setbacks are measured from the back of the ~~landscape area~~ property line along Murrieta Hot Springs Road, the Internal Connector Road right-of-way line or edge of public access easement, or the property line along the adjacent freeways. All setbacks shall be subject to a Minor Exception under Section 4.4.2.

**THE TRIANGLE
SPECIFIC PLAN**

• Rear Property Line	15'	15'	15'
Maximum Building Height	80'	140'	200'

2-20 1 – 4 story hotel [\(insert\)](#)



Legend

- ❶ 30' Minimum overall Setback
- ❷ Concrete Walk
- ❸ Flowering Accent Ground Plane
- ❹ Simple Ground Plane at Building
- ❺ Informal mix of Shade and Screen Trees

Exhibit 2-20: 1-4 Story Hotel Front Facade

2-21 5-8 story hotel [\(insert\)](#)



Legend

- ① 40' minimum overall Setback
- ② Concrete Walk
- ③ Flowering Accent Ground Plane
- ④ Simple Ground Plane at Building
- ⑤ Informal mix of Palm, Canopy and Screen Trees
- ⑥ Porte-cochere (at Entry)

Exhibit 2-21: 5-8 Story Hotel Front Façade

2-22 9 12 story hotel [insert](#)



Legend

- ① 60' minimum overall Setback
- ② Concrete Walk
- ③ Flowering Accent Ground Plane
- ④ Simple Ground Plane at Building
- ⑤ Informal mix of Palm, Canopy and Screen Trees
- ⑥ Porte-cochere (at Entry)

Exhibit 2-22: 9-12 Story Hotel Front Facade

2.5.6 Parking Structure Development Standards

Parking structures ~~are required~~ may be utilized in The Triangle to achieve the desired intensity of development. Parking structures may include subterranean parking. In Table 2-7, below, the number of levels indicated is from the adjacent grade, and does not include subterranean parking levels. Minimum setbacks between a structure and the building it serves may be completely eliminated (reduced to zero feet) subject to the approval of the Planning Director.

~~Parking structures shall be proportionately lower in height than adjacent buildings by a minimum of 25%. This will prevent parking structures from being dominant visual elements from the interior of the site.~~

may be integrated in structures and may be central to a structure (i.e. internal construction surrounded by a retail, office or hotel use commonly known as a "wrap" structure). Parking structures may be shared with multiple uses and may be free standing, or attached to other structures either directly or through connecting bridges or other access. Parking structures that are not integrated shall be proportionally lower than adjacent structures by 25% unless approved by the Development Director.

Table 2-7 Development Standards for Parking Structures

	1 - 3 Levels	4 Levels	5 Levels	6 Levels
Structure Setbacks ⁹¹⁰				
• Landscape Setback on all Sides	10'	10'	10'	10'
• Minimum Setback to Adjacent Building	25'	50'	50'	50'
Maximum Structure Height	40' ₌	50' ₌	60' ₌	70' ₌

2.5.7 Allowable Building Heights

Each Planning Area within The Triangle is assigned a specific maximum height, regardless of the land use included within the Planning Area. These heights have been established to achieve the optimal design framework for the property. Planning Area 4, located at the confluence of interstates 15 and 215, allows for the greatest maximum height, appropriate for the landmark

⁹¹⁰ Setbacks are measured from the ~~back of the landscape area~~ property line along Murrieta Hot Springs Road, the Internal Connector Road right-of-way line or edge of public access easement, or the property line along the adjacent freeways. All setbacks shall be subject to Minor Exception under Section 4.4.2.

building at The Triangle. Planning Areas 2 and 3, located at each freeway's intersection with Murrieta Hot Springs Road, also include higher buildings. Siting the taller structures at the corners serves to define the space. Building heights by Planning Area are allowed according to the table below.

Table 2-8 Building Heights

Planning Area	Maximum Building Height
1	100'
2	200'
3	200'
4	280'

2.6 Parking Requirements

Parking shall be developed in phases consistent with construction phasing to ensure adequate parking is available for each phase. If the first phase of development contains only one type of land use, that phase shall be parked according to the requirements of the City's Development Code, Section 16.34.040. When multiple land uses are included within a phase or phases, a shared parking analysis for The Triangle will be prepared according to the methodology established by the Urban Land Institute in conjunction with submittal of the Development Plan(s). This phased parking analysis will allow additional protection to insure that use demands are balanced and adjusted to reflect site specific requirements including the availability and accessibility of ADA parking, paths of travel, internal flow and shared parking. Based on the broad mix of uses included and that their peak hours of operation vary significantly, a parking ratio of 4.0 spaces per one thousand square feet of gross building area should be provided, subject to the conclusions presented in the shared parking study, and the City's review and approval of those conclusions. In no event shall The Triangle be required to provide more parking than would otherwise be required by the City's Development Code.

Parking may be provided in surface parking lots or parking structures. The Triangle Development Plan will identify the ultimate design and location of all on-site parking.

The area contained within uncontrolled and unfenced areas of The Triangle shall not be included within the square footage used to calculate parking, even if those areas contain tables with chairs, benches, or other seating areas. Internal mezzanine space that does not exceed fifteen percent of the gross floor area of the store it serves is not required to provide parking, landscaping or similar requirements.

Parking is prohibited on the Internal Connector Road.

Parking Development Standards

1. Parking spaces and areas shall be designed in compliance with Murrieta Municipal Code Section 16.34 (Off-Street Parking and Loading Standards).

2. Parking lot spaces shall be designed with a clear hierarchy of circulation: major access drives with no parking; major circulation drives with little parking; and parking aisles for direct access to parking spaces.
3. No more than ~~five~~fifteen percent (15%) of the required parking shall be located in the rear services area of ~~a~~the project site. When feasible, encourage rear parking to be utilized for employee parking.
4. Parking lots along the Internal Connector Road located within 400' of Murrieta Hot Springs Road, which contain over one hundred parking stalls shall provide a main entry drive from the Internal Connector Road for a minimum distance of forty feet. These parking lots shall also include a minimum five-foot wide sidewalk from the street to the first cross aisle on at least one side and at least one of the following design elements:
 - a. A minimum ten foot wide landscaped center median from the Internal Connector Road to the first cross aisle or roundabout.
 - b. Beyond the first cross aisle or roundabout, the landscaped center median may be reduced as a minor exception.
 - c. ~~b.~~ Two ~~eight~~six foot wide landscaped parkways flanking the main entry drive. ~~The parkway that abuts the sidewalk may be reduced in width to six feet wide.~~
 - d. ~~c.~~ Within parking lots, drop off points or wider drive aisles with drop off zones should be located near major building entries and plaza areas for ~~projects~~buildings over ~~fifty~~ one hundred thousand (~~50,000~~100,000) square feet of building area, when feasible.
 - e. ~~d.~~ Parking areas shall be designed so that pedestrians walk parallel to moving cars in parking aisles to the greatest extent ~~possible~~feasible. This minimizes the need for the pedestrian to cross parking aisles and landscape islands to reach building entries.

2.7 Landscape Development Standards



of relaxation.

Landscaped areas, pedestrian walkways and open space for the use of pedestrians are required within The Triangle. Landscape and open space areas shall comprise 20% of the overall project area, with a minimum of 15% of the area within each Planning Area in The Triangle reserved for open space use. A variety of uses are allowed within the open spaces, including pedestrian walkways, plazas, kiosks, casual outdoor dining, informal seating areas, as well as planted areas. These landscape and open spaces ensure pedestrian mobility through the site, establish street scenes designed to reflect the contemporary theme of the project, and provide important screening treatments for certain uses and necessary functions on the site. These spaces are designed to provide both energetic active spaces and places to escape the hurried pace of life for moments

2.7.1 Pedestrian Spaces and Connections

2.7.1.1 Pedestrian Connectivity

Each Planning Area within the project shall be linked through a series of pedestrian walkways to the pedestrian walkway along the Internal Collector Road. This will form a network of connections among all the uses on the site. These walkways shall be designed to unify the entire project area and provide pedestrian site access to the buildings, parking, and site activity areas. These walkways will be clearly marked and designed with a minimum 6' paved walkway adjacent to the Internal Connector Road, and a minimum 5' walkway adjacent to secondary drives and all other areas. To ensure pedestrian safety when the pedestrian circulation walkways cross parking areas, the walkways may be raised above the level of the parking area, may include landscape elements, may be located adjacent to driveways, or incorporate other design features to highlight the path of travel. When the pedestrian walkway system crosses the Internal Connector Road and secondary drives, marked crosswalks shall be provided. No mid-block crossings of the Internal Connector Road are allowed.



2.7.1.2 Pedestrian-Oriented Open Spaces

As shown in the exhibits for office development standards (Exhibits 2-2 through 2-11), courtyards must be incorporated into office building design. Similarly, within the retail area priority is given to the design of public gathering places and pedestrian walkways. Where pedestrian walkways are located between buildings, building separation should be provided to allow for landscape plantings, shade structures, and a sense of personal security. Minor walkways should include a building separation dimension of 25' minimum and primary walkways should include a building separation dimension of 40' minimum. This wider width allows for incorporation of amenities such as large landscape planters, fountains, kiosks, etc. Exhibits 2-23 and 2-24 illustrate the design intent for these pedestrian spaces.

At least one major plaza or courtyard entertainment amenity space shall be provided within the retail area. The minimum size for this space shall be 3000 square feet, with a minimum width of 50'. Within the 50' space a minimum of one 10' wide clear pedestrian zone must be provided, but two pedestrian pathways are preferred, as illustrated on Exhibit 2-25.



Additionally, at least one secondary plaza or courtyard shall be provided within the retail area with a minimum area of 2400 square feet and a minimum of 60' in width as shown on Exhibit 2-26. These two illustrations depict potential configurations of plazas, and illustrate the type of landscape treatments and level of amenities required within The Triangle. [The plazas may be linear and incorporated into the retail frontage of The Triangle.](#) These plazas may be used as casual meeting places, entertainment venues for seasonal events, and for outdoor commercial activities.

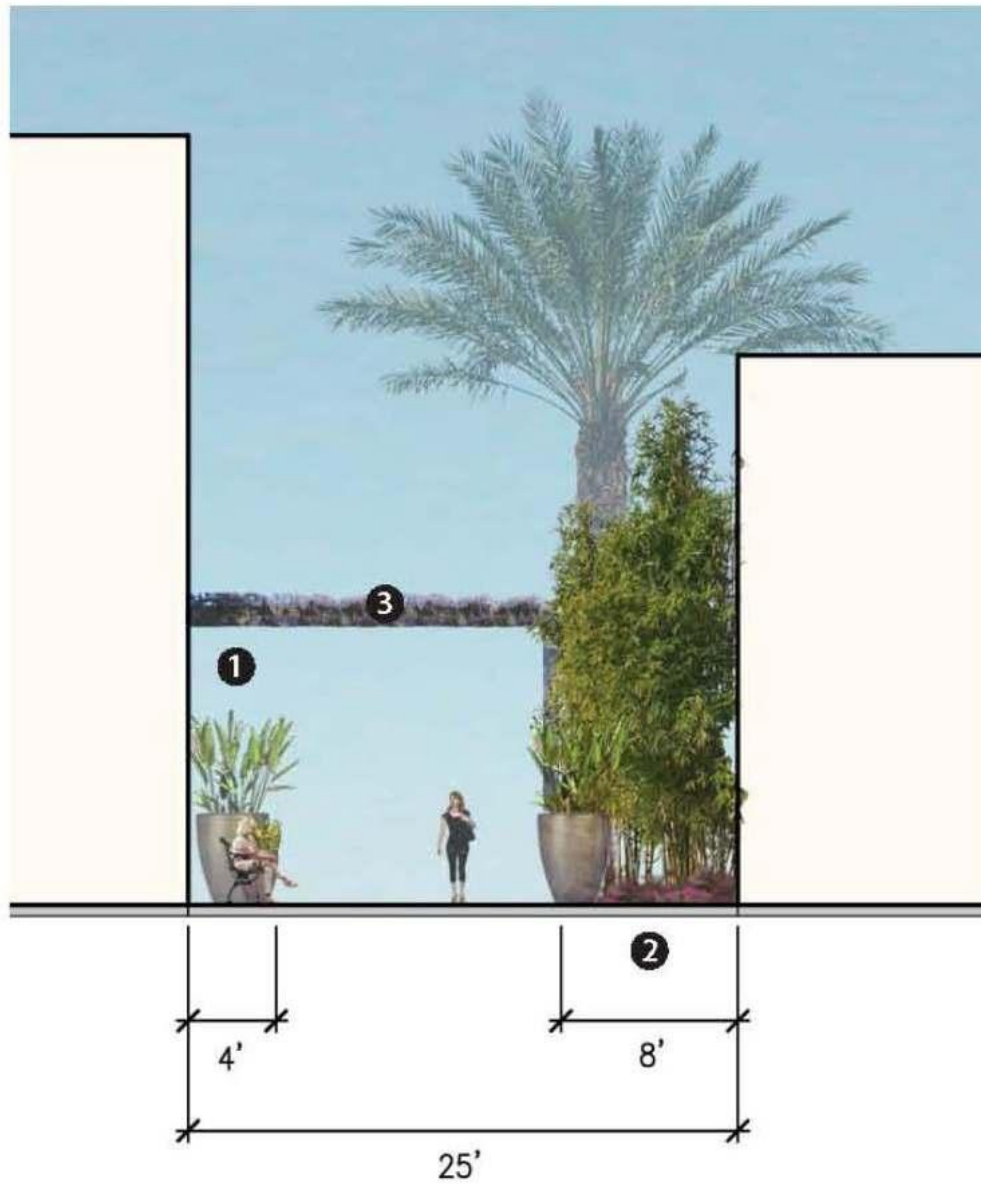
Casual outdoor dining is encouraged within the retail core and the courtyards adjacent to the office buildings. These areas are distinct from the outdoor dining areas associated with restaurants, in that they are not separated from the pedestrian spaces by railings or walls, and are not reserved for the exclusive use of a particular restaurant or entertainment use. They may include tables and chairs, shade structures, trash receptacles, and other items for the convenience of the general public. Where casual outdoor dining spaces are provided, they may not block the pedestrian walkway, leaving a minimum of ~~10~~5' of clear space.



Free standing and fixed kiosks, food service pavilions and non-motorized vending carts are allowed within the pedestrian spaces and are encouraged within the retail core and the courtyards adjacent to office buildings. Vending carts and kiosks may be used for the purpose of selling food and beverages, merchandise, advertising, information services, and other similar uses. These kiosks and carts shall be located out of the walkway, leaving a minimum 10' clear zone between the kiosk and the building, except as approved by the Development Director. The design and color of kiosks shall be compatible with the architectural style of the retail center.



| 2-23 retail entry paseo

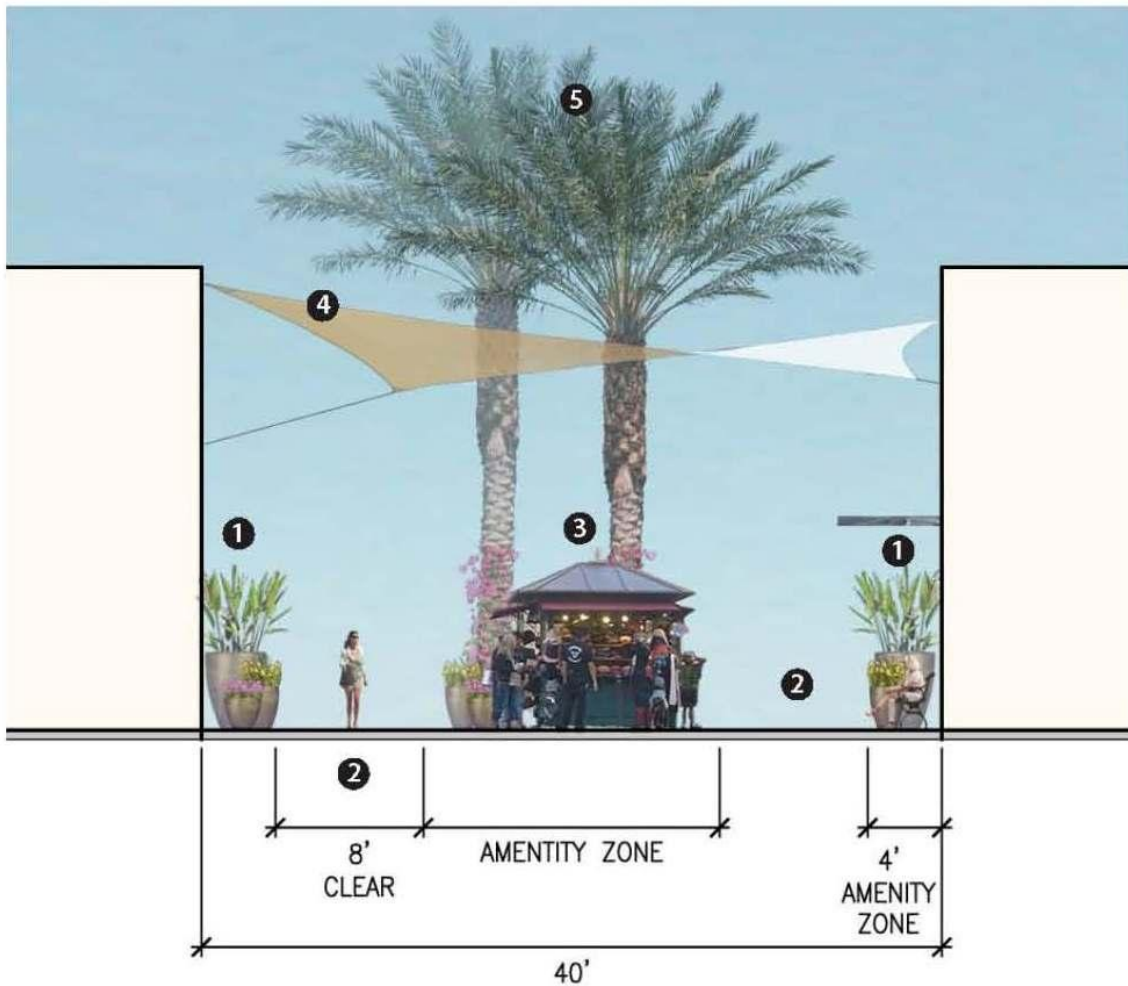


Legend

- ① 4' Amenity Zone against Building
- ② 8' Planting (at Blank Wall, if Windows or Storefronts, 8' converts to Amenity Zone)
- ③ Overhead Trellis

Exhibit 2-23: Retail Entry Paseo

2-24 retail primary paseo [\(insert\)](#)

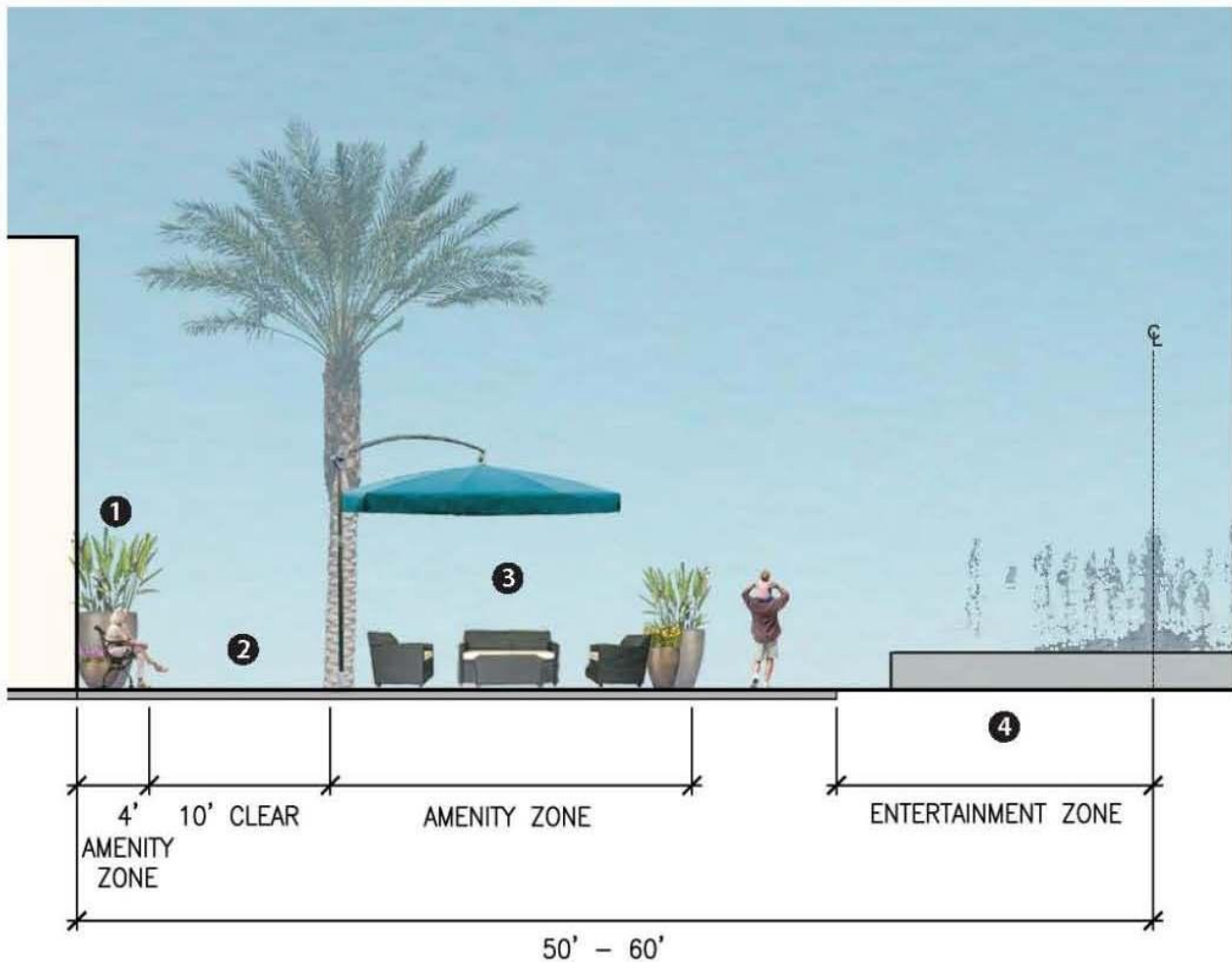


Legend

- ① 4' Amenity Zone against Building
- ② Clear Pedestrian Zone
- ③ Center Amenity Zone – Potential Features may include Fountain, Pots, Vendor Carts
- ④ Shade Sails overhead
- ⑤ Palm Tree Grove

Exhibit 2-24: Retail Primary Paseo

2-25 retail entertainment plaza [\(insert\)](#)

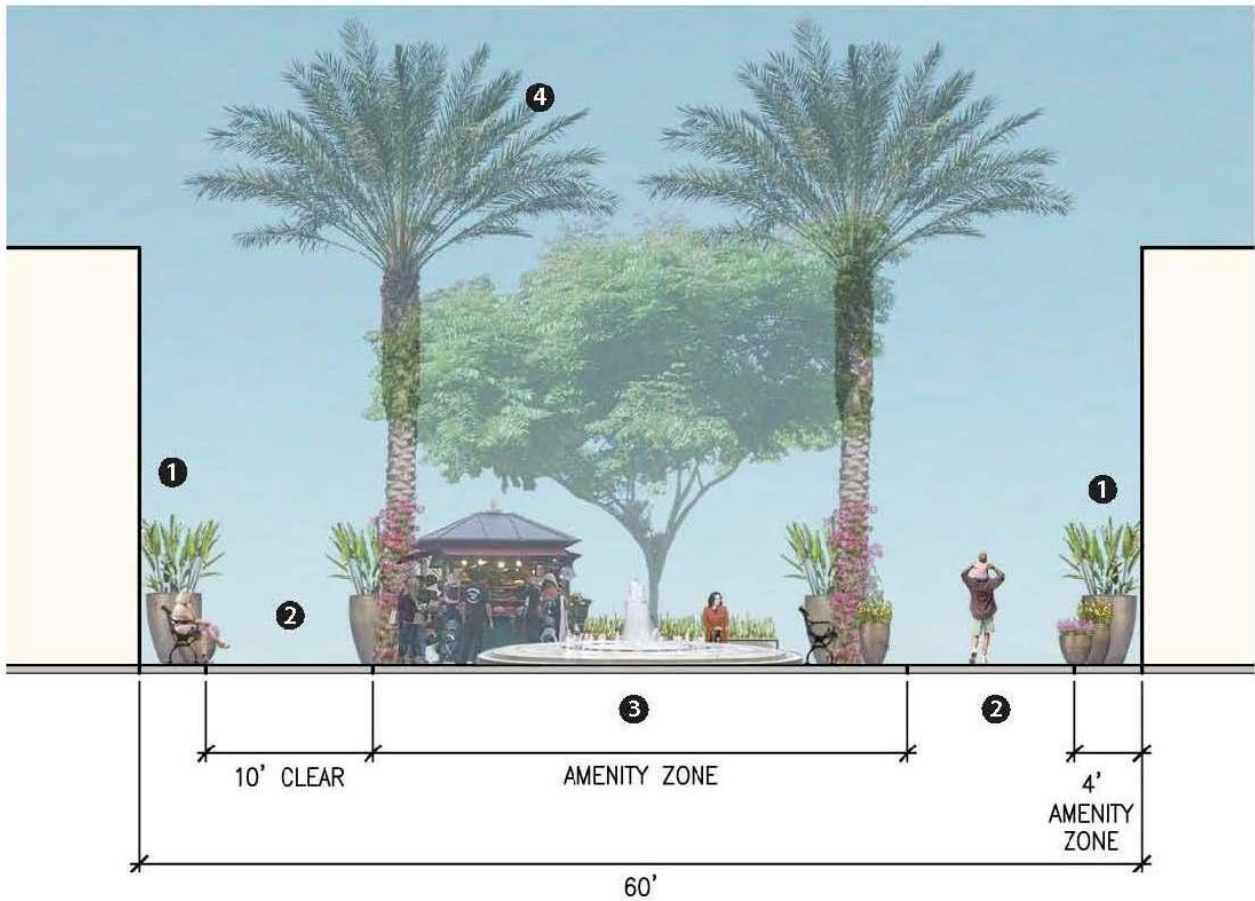


Legend

- ① 4' Amenity Zone against Building
- ② Circulation Zone
- ③ Amenity Zone – Potential Features may include Outdoor Lounge Furniture, Jumbrella, Fireplace, Table, Chairs, and Umbrella, Raised Planters, etc.
- ④ Entertainment Zone – Potential Features may include Pop-jet Fountain, Musical Water Display, Open Lawn, Event Stage, etc.

Exhibit 2-25: Retail Entertainment Plaza

| 2-26 retail secondary plaza [\(insert\)](#)



Legend

- ① 4' Amenity Zone against Building
- ② Clear Pedestrian Zone
- ③ Center Amenity Zone – Potential Features may include Fountain, Pots, Vendor Carts, Raised Planters, Seating
- ④ Palm Tree Grove

Exhibit 2-26: Retail Secondary Plaza

2.7.2 Streetscapes and Perimeter Edges

Streetscapes and edge conditions define The Triangle's appearance from outside its boundaries and from its internal roadways. These landscape treatments are a critical component of the design framework for the site. Exhibit 2-27, the Landscape Sections Key Map indicates where each perimeter and Internal Connector Road section discussed below applies.

Murrieta Hot Springs Road provides access to the site. In order to help define the project's character, this roadway is given enhanced landscape treatment with ~~wide~~ parkways, a meandering sidewalk, and thematic signage, discussed below. This Murrieta Hot Springs Road landscape zone, shown on Exhibit 2-28 is ~~60' wide~~ adjacent to buildings or loading areas to allow for generous landscaped plantings. Where parking areas are adjacent to Murrieta Hot Springs Road, the setback may narrow to ~~35' 15'~~. ~~The landscape zone includes 12' within the public right-of-way and, in some areas where the sidewalk meanders, additional landscaping behind the right-of-way. The 6' sidewalk meanders through the landscape zone, both in the right-of-way and also in an access easement beyond.~~ Exhibit 3-6 in Section 3 of this document illustrates the street section. Exhibits 2-29 through 2-31 depict various conditions of the ~~dramatic~~ landscape statement along Murrieta Hot Springs Road that will make this roadway part of the announcement and arrival sequence for The Triangle.

The Internal Connector Road is the primary on site roadway, connecting all the Planning Areas and land uses within the project site. This roadway intersects with Murrieta Hot Springs Road twice, opposite Hancock and Monroe avenues. Several different treatments are provided, depending on the location and adjacent use. Exhibits 2-32 through Exhibit 2-36 illustrate the ~~10' wide~~ raised landscaped median and the ~~25' wide~~ landscaped ~~parkway between the road and any structure, outdoor dining space, or parking lot, which includes 8' wide landscape areas separating the 6' sidewalk from the road zones.~~ The street tree planting may change along the Internal Connector Road as the road travels further from Murrieta Hot Springs Road. The ~~only condition in which the 25' landscaped parkway is narrowed is~~ where the Internal Connector Road is adjacent to the project perimeter on the west side, as seen on Exhibit 2-37. ~~In this area and following the roundabouts adjacent to retail space to encourage convenient and accessible parking, as seen on Exhibit 2-38B. On the west side, as depicted on Exhibit 2-37,~~ the parkway ~~is 10' to provide~~provides separation from the I-15. No sidewalk will be provided on this side of the street along this segment of the road, as there are no buildings or facilities requiring access.

Secondary drives intersect the Internal Connector Road to provide additional internal site circulation and access to parking lots. ~~The secondary drives include an 18' landscaped edge, which provides for a 6' parkway adjacent to the drive, a 5' walk and a 7' landscape area behind the walk.~~ At corners, ~~a minimum of 15' of~~ landscaping shall be provided behind the walk to allow for directional and tenant signage. Exhibit 2-38A illustrates the corner condition, [Exhibit](#)

[2-38B illustrates the alternative intersection of a roundabout](#), and Exhibit 2-39 illustrates the typical landscaped parkway and raised median ~~treatment~~.

The third entry into The Triangle from Murrieta Hot Springs Road will be designed as a secondary drive. This roadway requires one lane entering the site and one lane exiting, so this driveway design supports the required vehicular movements while maintaining the high quality landscape standards established for the project.

2-27 Landscape Section Key Map [\(insert\)](#)

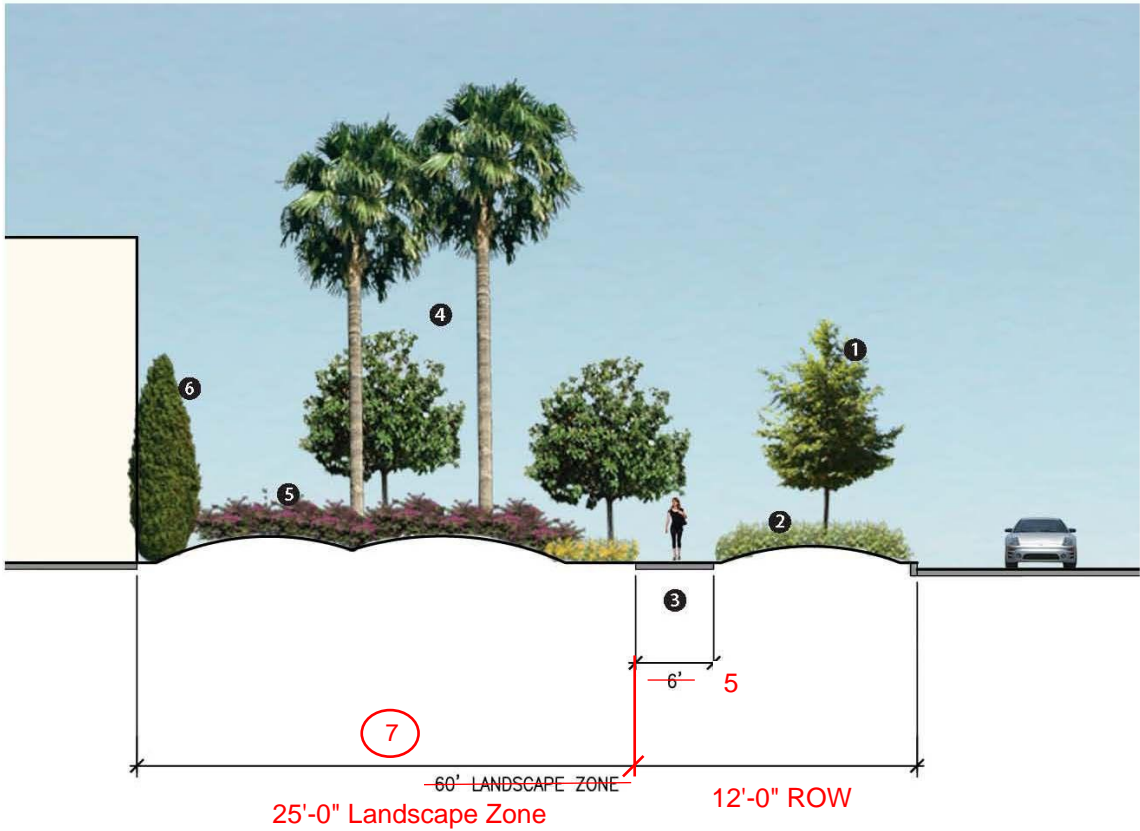


LEGEND

- Murrieta Hot Springs Road Project Monument Corner
- Murrieta Hot Springs Road Setbacks
 - Building Facade
 - Back of House Loading
 - Parking Lot
 - Parking Lot with Bus Shelter
- Murrieta Hot Springs Road Main Entry Corner
- Internal Connector Road to First Intersection
 - Building Facade
 - Building Facade with Outdoor Patio
 - Parking Lot
- Internal Connector Road
 - Building Facade or Parking Structure
 - Parking Lot
 - Project Perimeter
- Secondary Entry Corner
- Secondary Entry Drive
 - Parking Lot
 - Parking Lot Drive Aisle
- I-15 / I-215 Edge Conditions
 - Building Facade
 - Back of House Loading
 - Parking Lot
 - Parking Structure

Exhibit 2-27: Landscape Section Key Map

2-28 MHSR Setback at Building Facade [\(insert\)](#)



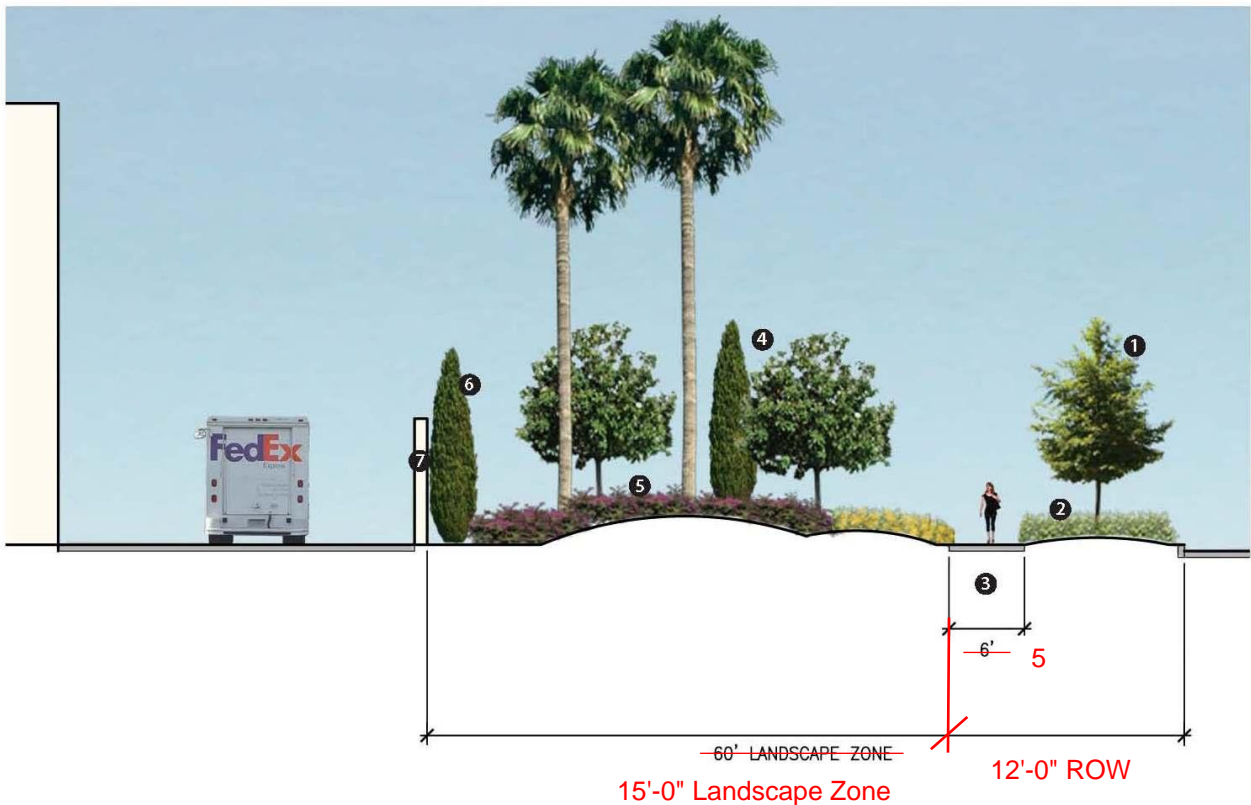
Legend

- ① ~~Street Tree - 20' O.C.~~ → Street Trees - 30' OC Average
40' maximum spacing
(with groupings of trees)
- ② Low planting
- ③ Meandering Sidewalk
- ④ Informal tree planting - mix of Palm, Shade and Vertical Trees
- ⑤ Low flowering shrubs/ground cover
- ⑥ Vertical Accent Trees at Building to be coordinated with Architecture
- ⑦ 25'-0" Landscape Zone (Standard)
15'-0" Landscape Zone (Minor Exception)
with Traffic Condition

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-28: Murrieta Hot Springs Road Setback at Building Facade

2-29 MHSR Setback at Back of House Loading [\(insert\)](#)



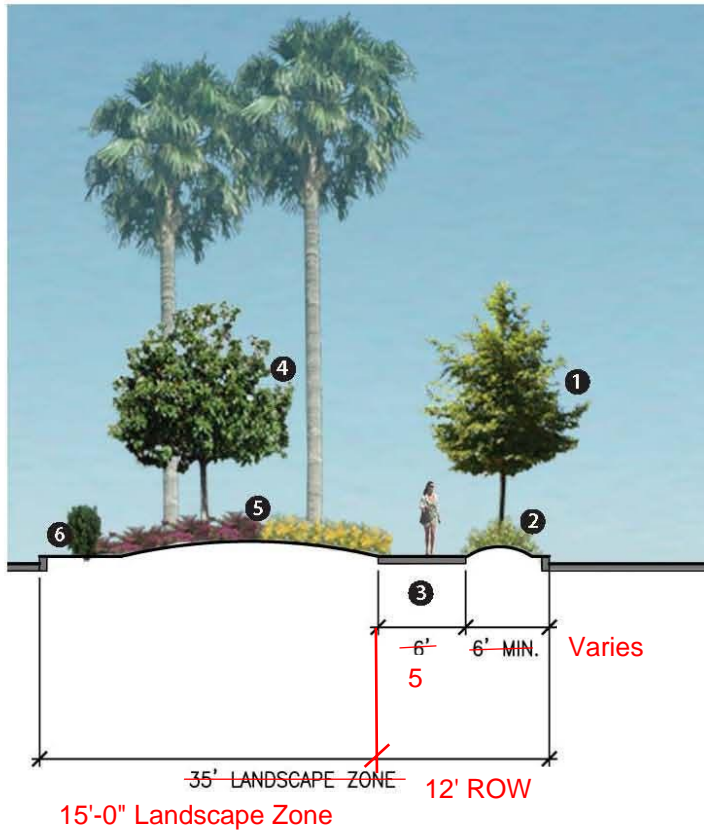
Legend

- ① ~~Street Tree - 20' O.C.~~
- ② Low Planting
- ③ Meandering Sidewalk
- ④ Informal Tree Planting - mix of Palm, Shade and Vertical Trees
- ⑤ Low Flowering Shrubs/Groundcover
- ⑥ Vertical Screen Trees
- ⑦ Minimum 8' tall Screen-wall planted with Vines

Street Trees - 30' O.C. Average
40' maximum spacing (with
groupings of trees)
Street Tree shall be located on site,
in close proximity to the property line

Exhibit 2-29: Murrieta Hot Springs Road Setback at Back of House
Loading

2-30 MHSR Setback at Parking Lot ([insert](#))



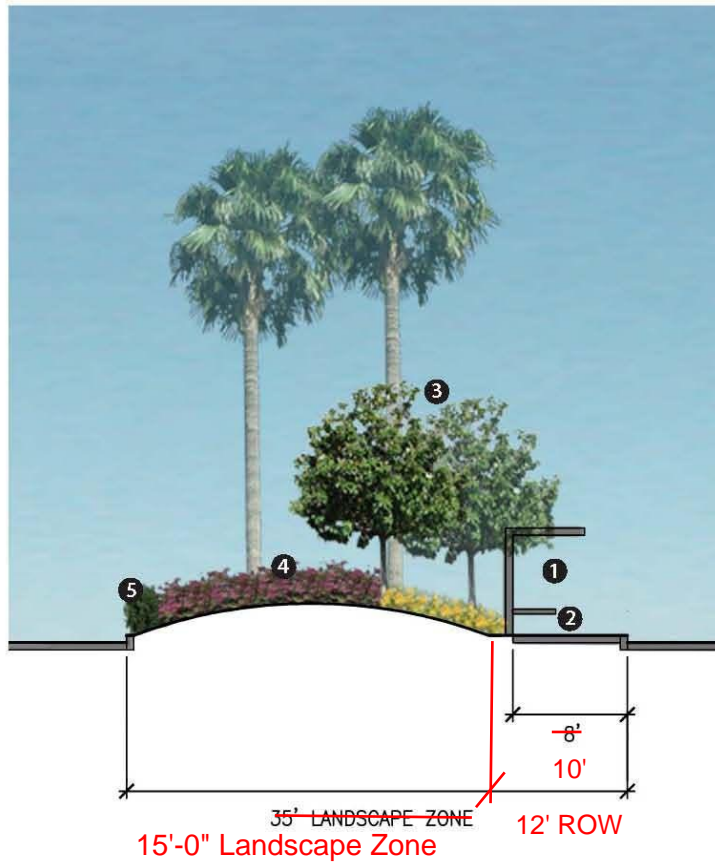
Legend

- ① ~~Street Tree - 20' O.C.~~
- ② Low Planting
- ③ Meandering Sidewalk
- ④ Informal Tree Planting - mix of Palm, Shade and Vertical Trees
- ⑤ Low Flowering Shrubs/Groundcover
- ⑥ Hedge at Parking Lot / Drive Aisle

Street Trees - 30' O.C. Average
40' maximum spacing (with
groupings of trees)
Street Tree shall be located on site,
in close proximity to the property line

Exhibit 2-30: Murrieta Hot Springs Road Setback at Parking Lot

2-31 MHSR Setback at Parking Lot with Bus Shelter [\(insert\)](#)

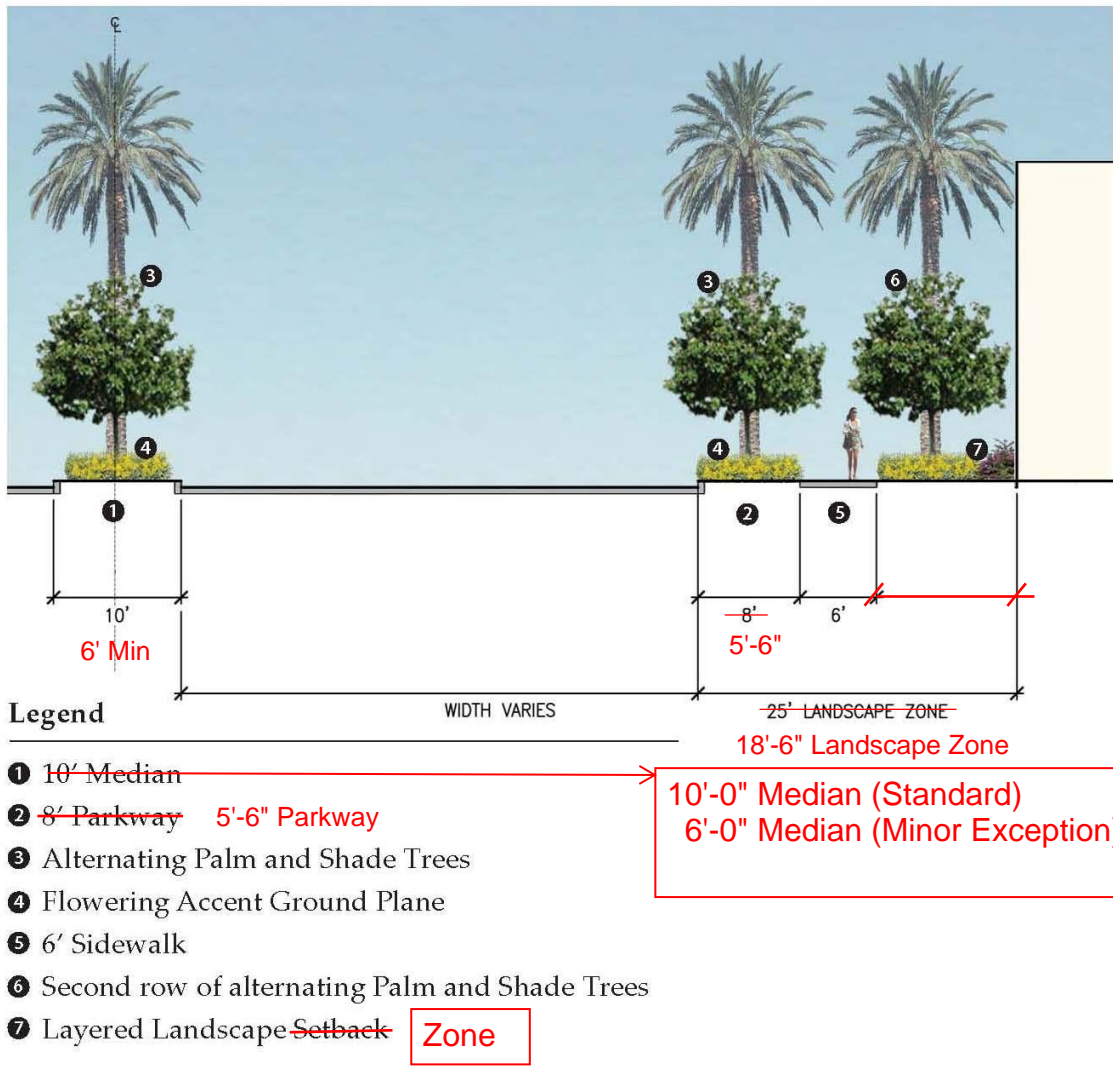


Legend

- ① Bus Stop
- ② Curb-adjacent Sidewalk
- ③ Informal Tree Planting - mix of Palm, Shade and Vertical Trees
- ④ Low Flowering Shrubs/Groundcover
- ⑤ Hedge at Parking Lot / Drive Aisle

Exhibit 2-31: Murrieta Hot Springs Road Setback at Parking Lot with Bus Shelter

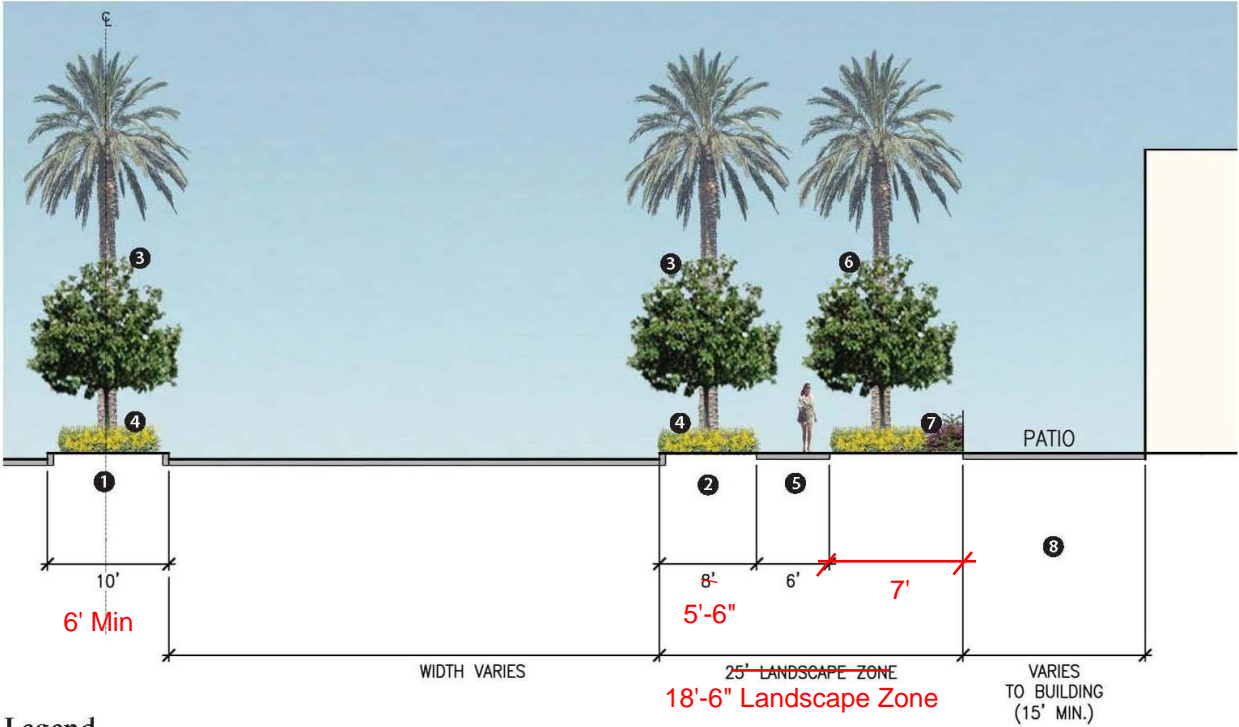
2-32 ICR to first intersection at building façade [\(insert\)](#)



Minor Exception Note:
Refer to Section 4.4.2

**Exhibit 2-32: Internal Connector Road to First Intersection
at Building Facade**

2-33 ICR to First intersection at building façade with outdoor patio ([insert](#))



Legend

- 1 10' Median
- 2 6' Min
- 3 Alternating Palm and Shade Trees
- 4 Flowering Accent Ground Plane
- 5 25' LANDSCAPE ZONE
- 6 Second Row of alternating Palm and Shade Trees
- 7 Layered Landscape Setback
- 8 Allow for Restaurant Patios

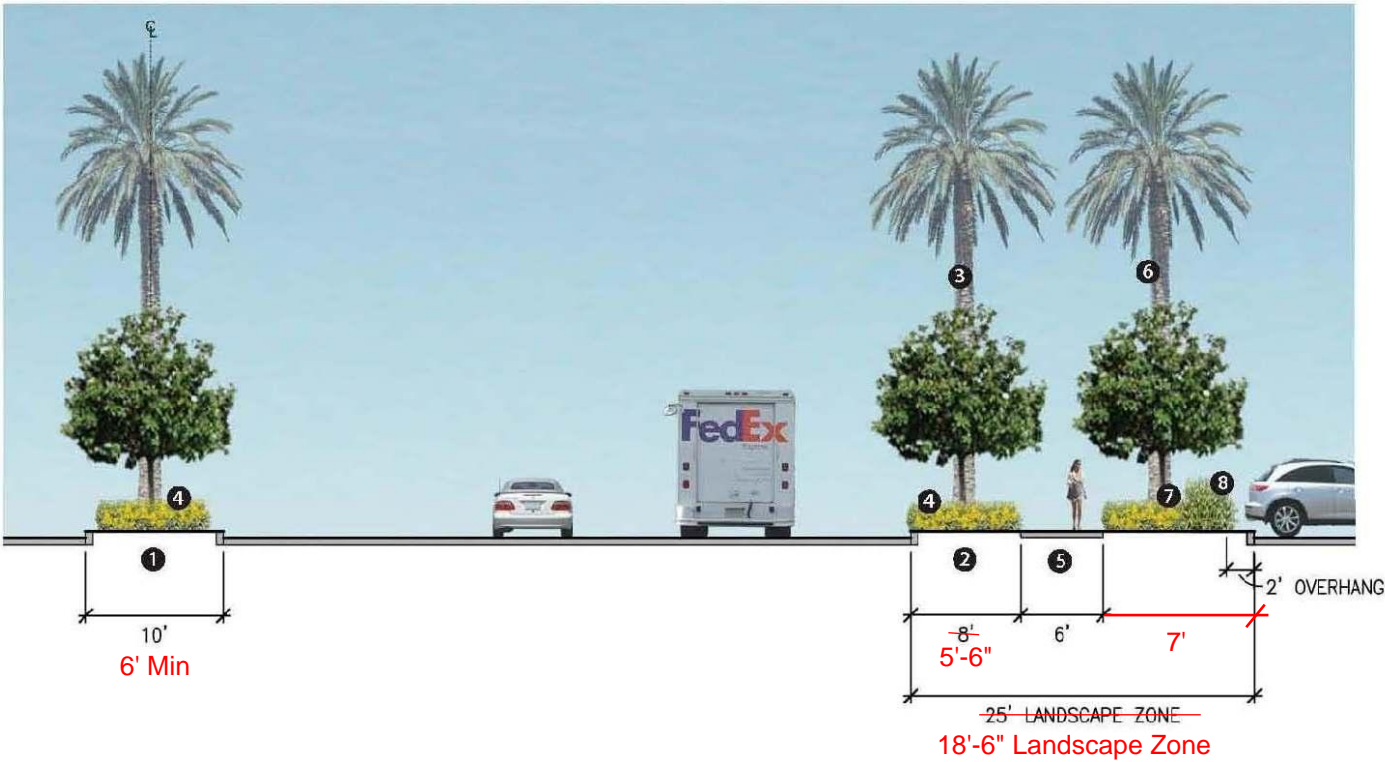
10'-0" Median (Standard)
6'-0" Median (Minor Exception)

Zone

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-33: Internal Connector Road to First Intersection at Building
Facade with Outdoor Patio

2-34 ICR to first intersection at parking lot [\(insert\)](#)



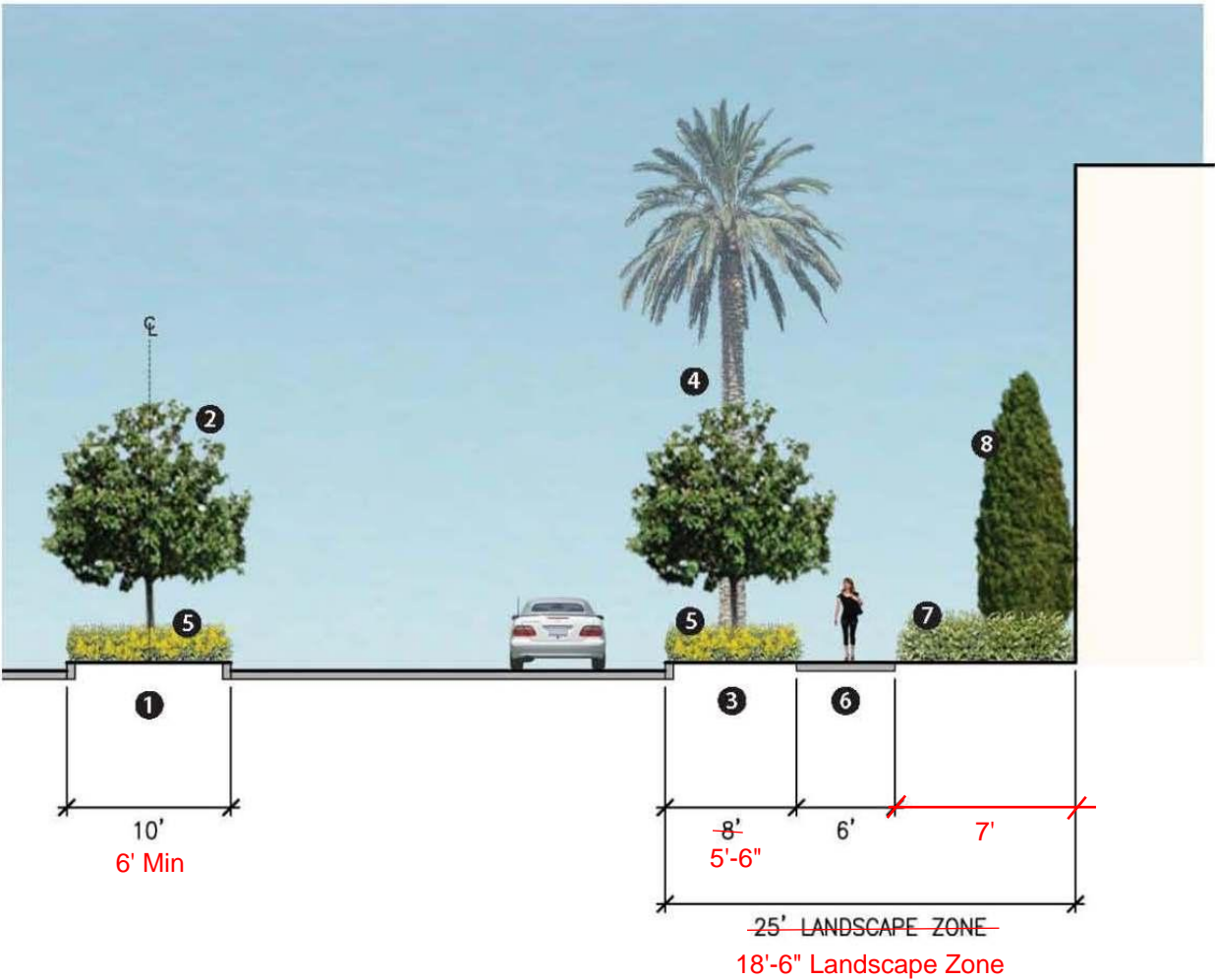
Legend

- 1 10' Median
 - 2 ~~8' Parkway~~ 5'-6" Parkway
 - 3 Alternating Palm and Canopy Trees
 - 4 Flowering Accent Ground Plane
 - 5 6' Sidewalk
 - 6 Second row of alternating Palm and Canopy Trees
 - 7 Layered Landscape Setback Zone
 - 8 Hedge at Back of Walk
- 10'-0" Median (Standard)
6'-0" Median (Minor Exception)

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-34: Internal Connector Road to First Intersection
at Parking Lot

2-35 ICR past first intersection at building façade or parking structure [\(insert\)](#)



Legend

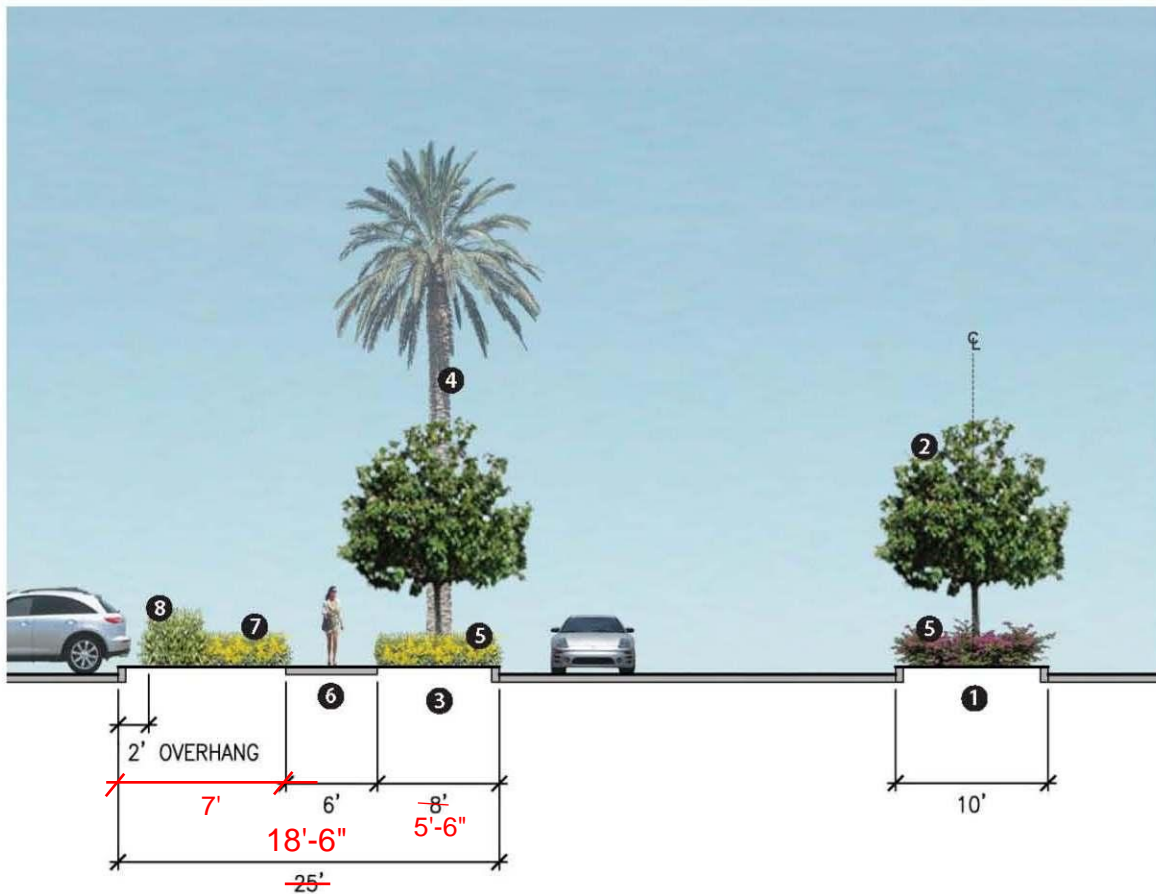
- ① 10' Median
- ② Canopy Tree
- ③ ~~8' Parkway~~ 5'-6" Parkway
- ④ Alternating Palm and Canopy Trees
- ⑤ Low Flowering Ground Plane
- ⑥ 6' Sidewalk
- ⑦ Flowering Shrubs
- ⑧ Vertical Accent Planting (to be coordinated with Architecture)

10'-0" Median (Standard)
6'-0" Median (Minor Exception)

Minor Exception Note:
Refer to Section 4.4.2

Exhibit 2-35: Internal Connector Road Past First Intersection at Building
Facade or Parking Structure

2-36 ICR past first intersection at parking lot [\(insert\)](#)



18'-6" Landscape Zone (Standard)
14'-6" Landscape Zone (Minor Exception)
5'-6" Parkway
6'-0" Sidewalk
3'-0" Landscape

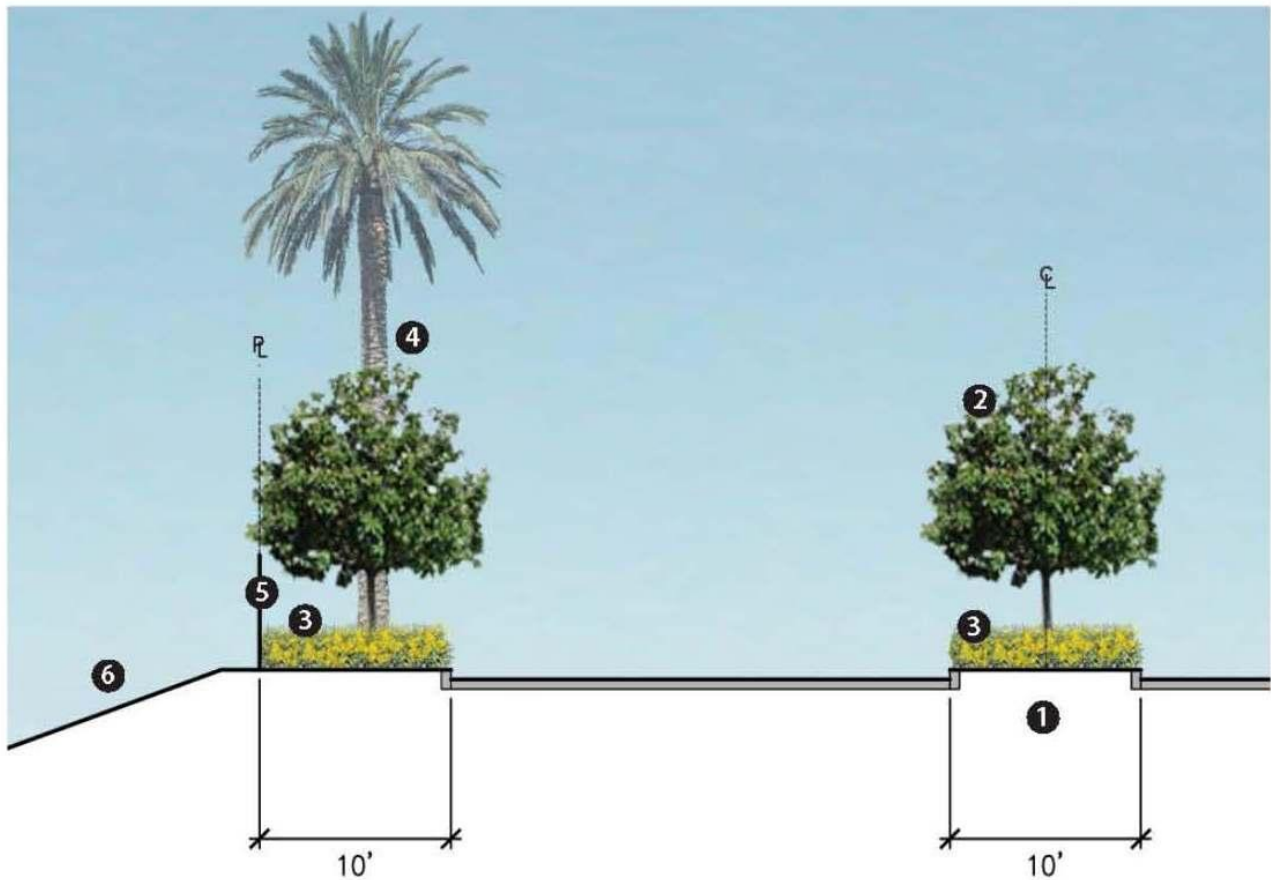
Legend

- ① 10' Median
- ② Canopy Tree
- ③ ~~8' Parkway~~ 5'-6" Parkway
- ④ Alternating Palm and Canopy Trees
- ⑤ Low Flowering Ground Plane
- ⑥ 6' Sidewalk
- ⑦ Flowering Shrubs
- ⑧ Hedge against Parking

Minor Exception Note:
Refer to Section 4.4.2

**Exhibit 2-36: Internal Connector Road Past First Intersection
at Parking Lot**

2-37 ICR at project perimeter [insert](#)



Legend

- ① 10' Median
- ② Canopy Tree
- ③ Low Flowering Ground Plane
- ④ Alternating Palm and Canopy Trees
- ⑤ Fence at Property Line
- ⑥ Caltrans Property – No Landscaping Proposed

Exhibit 2-37: Internal Connector Road at Project Perimeter

2-38^A ICR at secondary entry corner [\(insert\)](#)

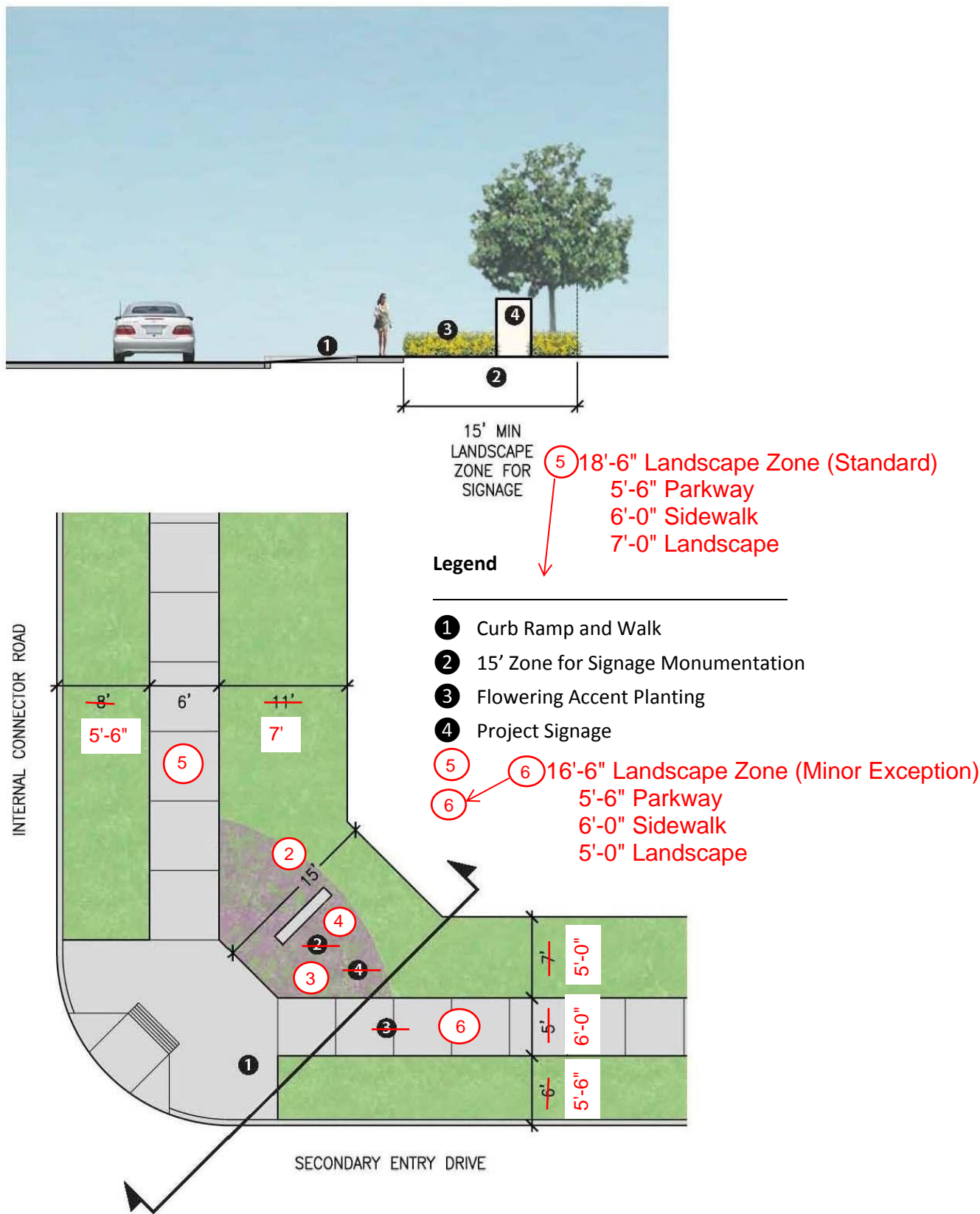
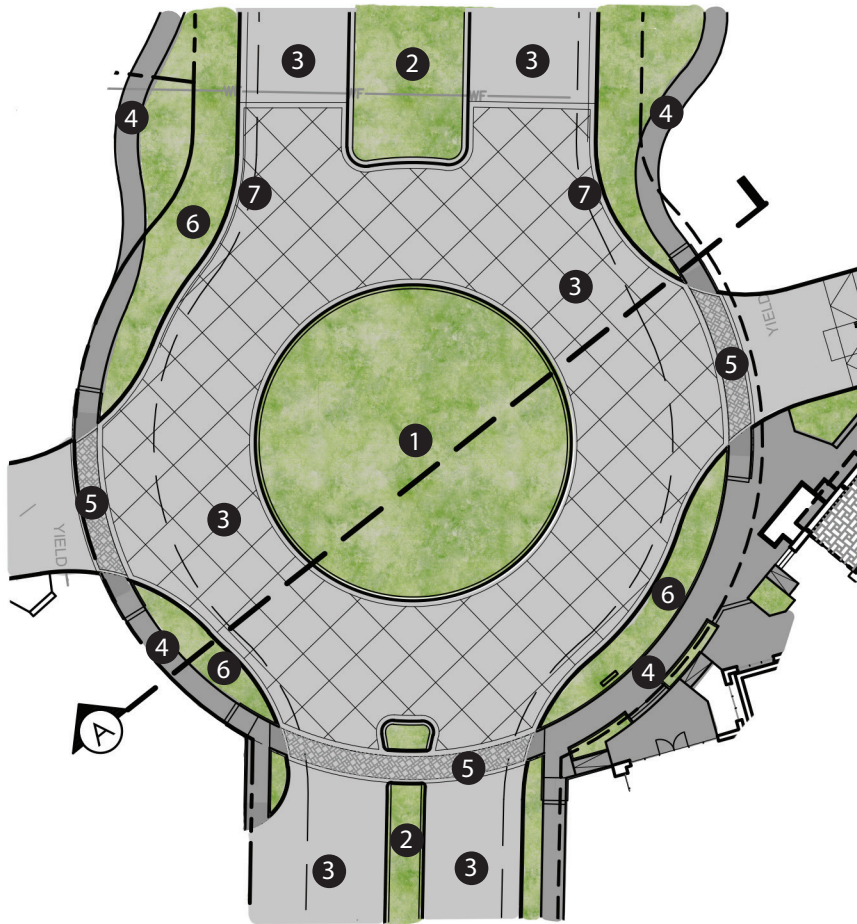


Exhibit 2-38: Internal Connector Road at Secondary Entry Corner

| [2-38B Roundabout at internal connector road](#)



Legend

- | | |
|--|----------------------------|
| 1 Roundabout Center Island | 5 Pedestrian Accent Paving |
| 2 Median Island | 6 Parkway |
| 3 Roundabout Drive Aisle
Decorative/Enhanced Paving | 7 Bicycle Lane |
| 4 6' Sidewalk | |

Exhibit 2-38 B: Roundabout at Internal Connector Road

| 2- 39 Secondary entry drive at parking lot [\(insert\)](#)

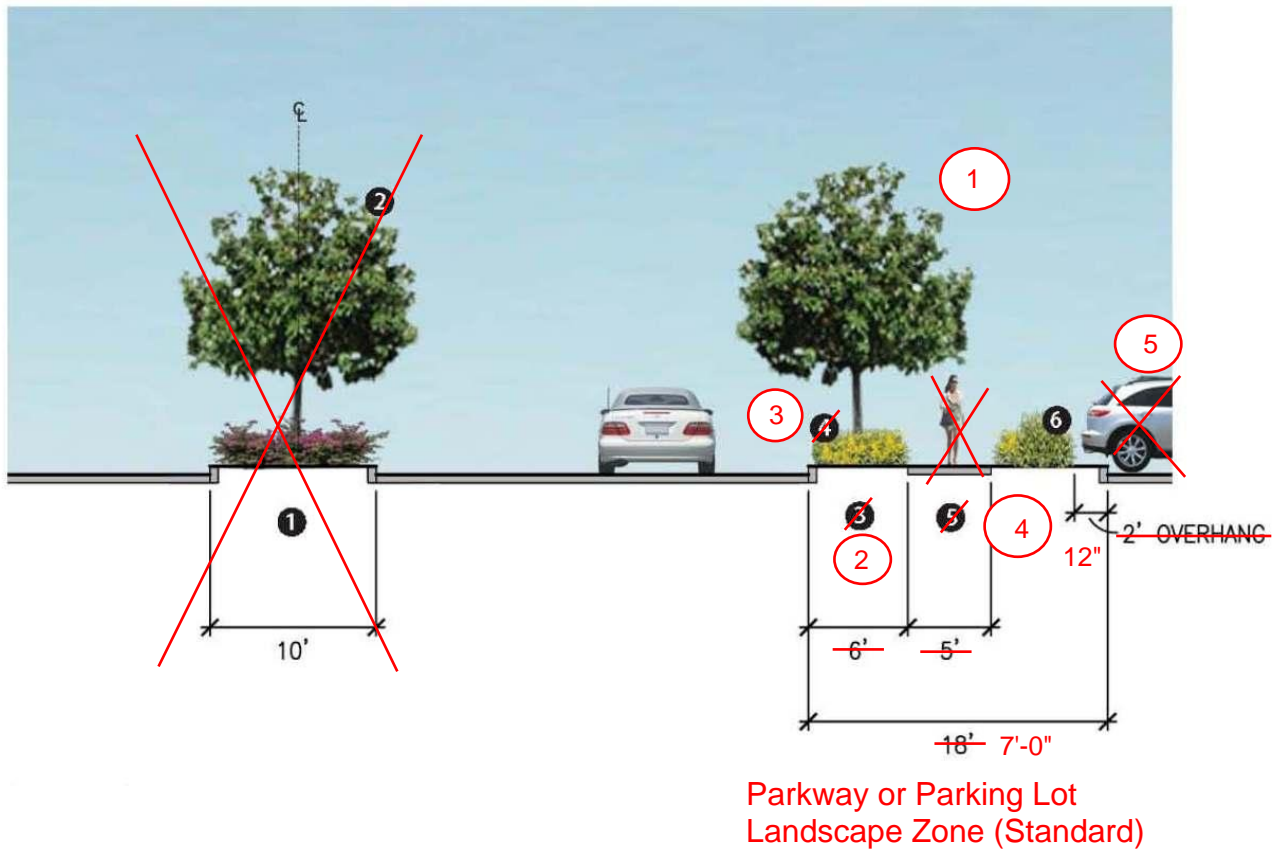


Exhibit 2-39: Secondary Entry Drive at Parking Lot

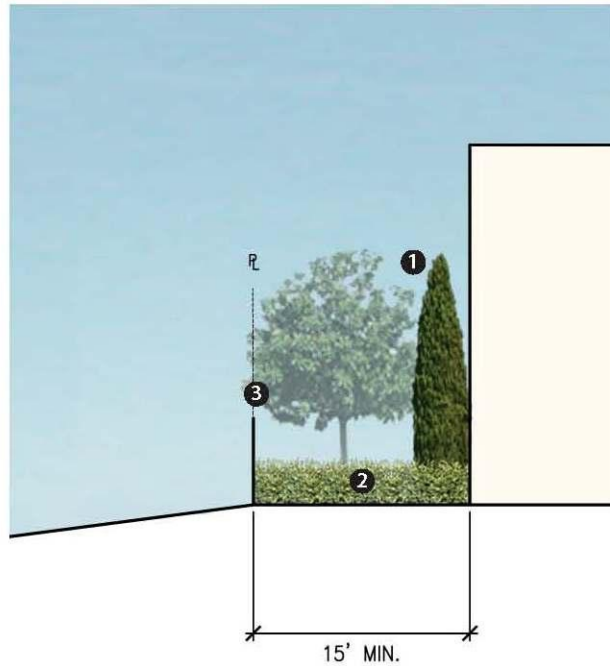
Much of the perimeter edge of The Triangle borders the freeways. It is important to allow the site to be visible from these highways, but it is important to screen back of house uses, loading areas, and to soften the view of buildings. Exhibits 2-40 to 2-43 depict the freeway edge conditions within the site, showing ~~a 15'~~the setback from the property line to any building or parking area, and ~~a 10'~~ setback from drive aisles.

2.7.3 Parking Lot Landscaping Standards

Canopy trees will be located throughout all large parking fields at ~~a~~an average ratio of one tree per six parking spaces. Adjustments may be made to avoid conflicts with light poles and other site specific elements such as loading areas, accessible parking, electric charging spaces, shopping cart corrals and signage. To achieve this, the trees will be planted in landscaped areas adjacent to parking lots (within the roadway setback area), in planter islands, tree wells or diamonds within the parking area. Exhibit 2-44 illustrates a concept of how shade landscaping can be ~~provided~~further integrated within parking lots with landscaped fingers at the ends of drive aisles and diamond planters. The final plans may employ other methods than this concept while retaining the same ratio of trees to parking spaces on an overall basis.

In all instances where head-in parking is adjacent to landscape setbacks, the parking may overhang 2' into the planter area. Planters in these areas shall be landscaped with low growing ground cover plants, gravel, mulch, or similar low ground cover.

2-40 I-15/I215 Edge Condition at building landscape [insert](#)



Level Landscape Area
or Slope Area

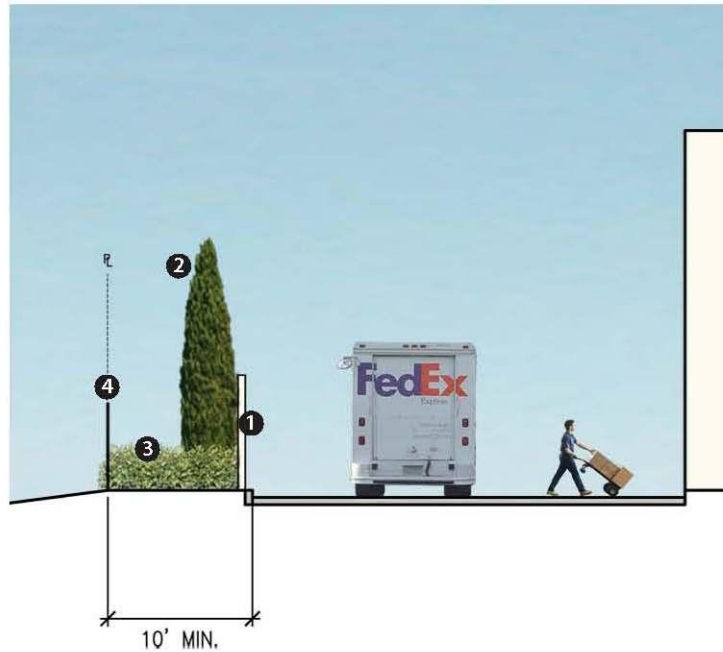
Legend

- ① Vertical Accent Planting and/or Vertical Screen Planting
- ② Simple Landscape Ground Plane
- ③ Fence at Property Line

Note: All Landscaped areas to be coordinated with building entrances and emergency egress walks, loading zones, architectural features and signage.

Exhibit 2-40: I-15/I-215 Edge Condition at Building Landscape

2-41 I-15/I-215 Edge Condition at back of house loading [\(insert\)](#)



Legend Level Landscape Area
or Slope Area

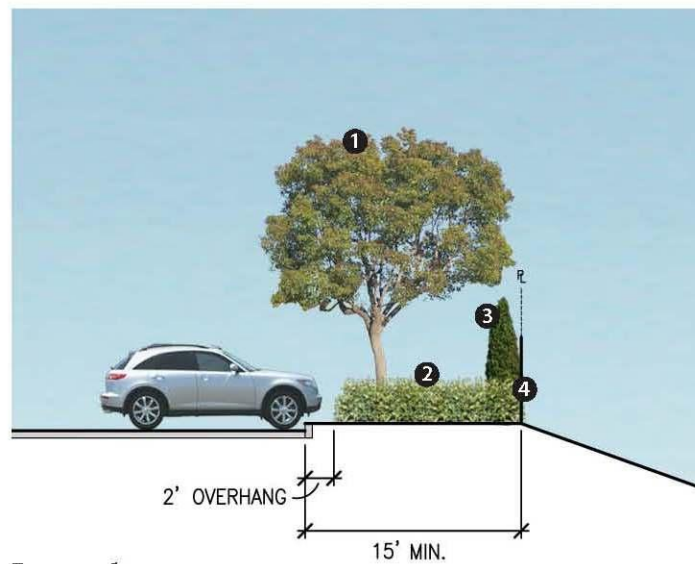
- ① 8' Minimum Screen Wall
- ② Vertical Screen Planting
- ③ Simple Landscape Ground Plane
- ④ Fence at Property Line

Screening with 8' wall and/or hedge, or combination per Section 2.5.2

Note: The loading area may be integrated into the architecture of the building in order to minimize unsightly views and to provide a larger landscape buffer.

Exhibit 2-41: I-15/I-215 Edge Condition at Back of House Loading

2-42 Edge Condition at parking lot [\(insert\)](#)

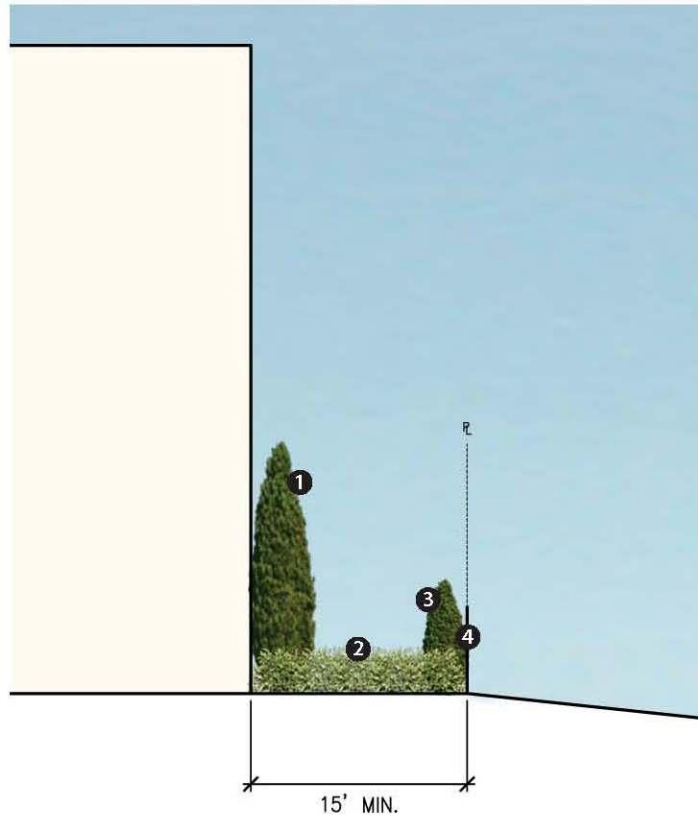


Legend

- ① Parking Lot Shade Tree
- ② Simple Ground Plane
- ③ 6' Hedge at Property Line
- ④ Fence at Property Line

Exhibit 2-42: I-15/I-215 Edge Condition at Parking Lot

2-43 I-15/I215 Edge Condition at parking structure [insert](#)

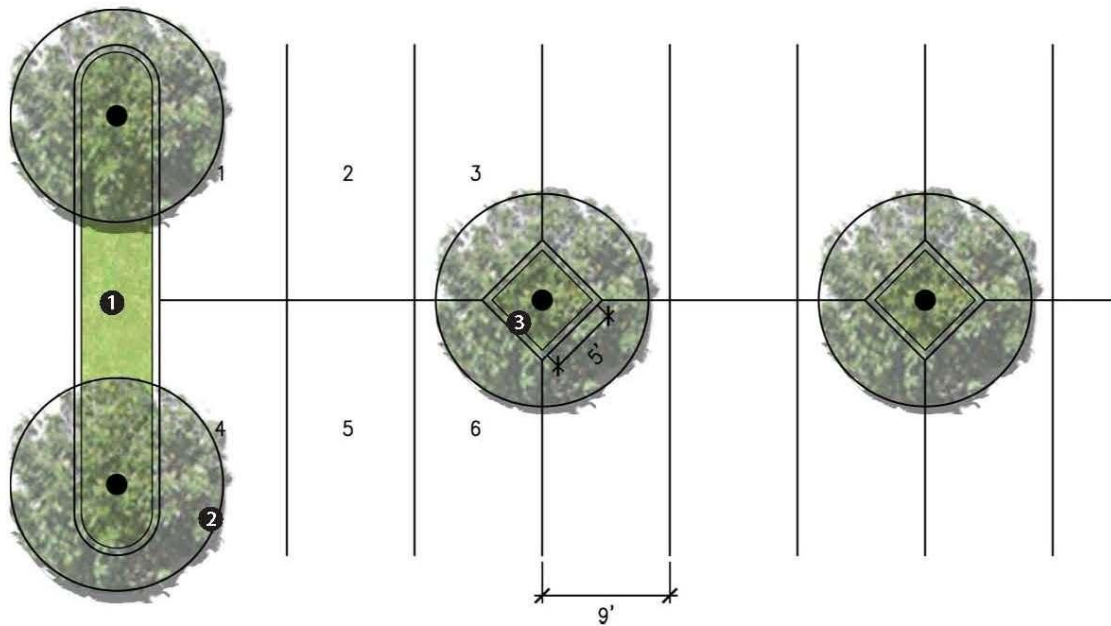


Legend

- ① Vertical Screen Planting
- ② Simple Ground Plane
- ③ 6' Hedge at Property Line
- ④ Fence at Property Line

Exhibit 2-43: I-15/I-215 Edge Condition at Parking Structure

| 2-44 Parking Lot Landscaping [\(insert\)](#)

**Legend**

- ① Island Planter at end of aisles
- ② Shade Tree
- ③ 'Diamond' Planter, to occur every six (6) spaces;
(5' sq. minimum inside dimension)

Exhibit 2-44: Parking Lot Landscaping

2.7.4 Water Use in the Landscape

Careful plant selections and incorporating the latest technology for irrigation will allow The Triangle to reduce energy and water consumption. [The Triangle may use well water to service landscaping and other uses where non-potable water can be utilized.](#) The following development standards apply to all landscape areas within the project.

1. Evapo-transpiration (ET) weather based controllers for irrigation shall be used throughout the site.
2. A minimum of 50% of landscape plants shall be low water use or drought tolerant plants, as identified in the Water Use Classifications of Landscape Species (WUCOLS) developed by the University of California.
3. Planting shall be installed at a coverage rate that will achieve a mature landscape character within five years. Shade tree species selected for seating areas shall be fast growing species or shall be sized to reach maturity within five years.
4. Mowed turf is discouraged and will only be used in spaces where it serves a functional purpose.
5. Impervious surfaces should be limited where possible favoring planting area. Where paving is necessary, permeable or turf block pavers should be considered.
6. For all hardscape surfaces, the extensive use of shading devices shall be implemented in order to help reduce the heat island effect. Strategies for this include the use of shade/canopy trees in parking lots and adjacent to roadways, the use of architectural shading devices such as awnings and trellises, shade “sails” and umbrellas in pedestrian areas.
7. Landscape buffers of ~~25'~~ [15'](#) or greater width may include [5' – 10'](#) bio-swales to reduce urban runoff and more efficiently manage storm water, [however, they shall not preclude the ability to plant trees where required.](#)
8. All landscaping shall comply with Development Code Section 16.28 pertaining to irrigation design and water usage.

2.8 Signage

These signage regulations identify a framework to advertise the uses within The Triangle around the perimeter of the site. Attractive and effective signage can be designed without detracting from the overall design quality of the project. Signs within The Triangle also contribute to the project's overall contemporary design theme by introducing an additional opportunity for interesting details. Design, color, materials and placement are all important in creating signs that are architecturally attractive and integrated into the overall project area design. The intent is to create and promote a quality visual environment by allowing only signs that are compatible with their surroundings and effectively communicate their message.



The Triangle Specific Plan addresses perimeter signs located along each of the two freeways and Murrieta Hot Springs Road and at the primary entries. There are currently two freeway-oriented display signs on The Triangle property, both along Interstate 15. Sign locations by type of sign, are illustrated on Exhibits 2-45. These signs are used for several purposes. They identify the project and make it visible for people driving past, both on the freeways and on Murrieta Hot Springs Road. These signs also create a sense of “arrival” for The Triangle, so that visitors know they have entered into a distinct and unique place. Finally, these signs provide a marketing opportunity for The Triangle’s corporate and retail tenants and for other goods and services people passing The Triangle might purchase. The design for these signs is not final, and final designs are subject to review by the Director prior to implementation. A comprehensive, on-site and freeway-facing tenant identification sign program for The Triangle will be submitted to the City as part of a subsequent stage of project entitlement, and shall be reviewed according to the process as identified in Section 4 of this Specific Plan. (the “Master Sign Program”). The Project signage will include additional signage for larger tenants as set forth below.

2-45 Sign Key Map – use new version [\(insert\)](#)

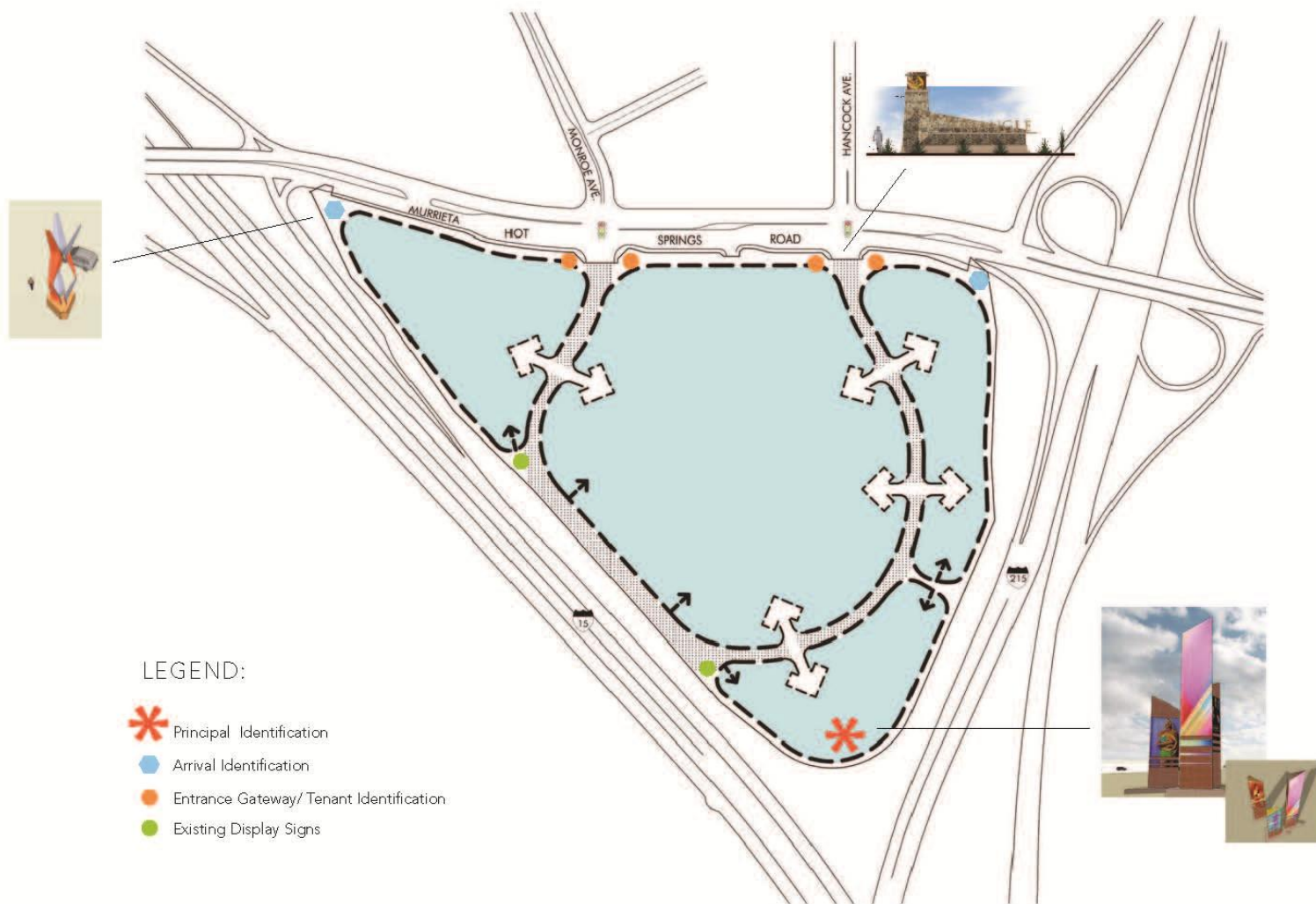


Exhibit 2-45: Sign Key Map

2.8.1 Principal and Arrival Identification Signs

This development is a landmark for the City of Murrieta, and the intent of The Triangle is to capitalize on the location for the City's benefit. To attract visitors to The Triangle, Principal and Arrival Identification Monuments are allowed, but not required, at each of the three corners of the property, in Planning Areas 2, 3 and 4, as shown on Exhibit 2-45. At 90' maximum height, these are intended to be large and visible from a distance. These iconic structures are located near the tallest structures on the site, and so the large scale is not disproportional. These Monuments may each have a distinct character and form, or may be the same in all locations. These signs may be somewhat sculptural in nature, resembling public art as much as signage. Each of these iconic signs may consist of several structures combined into one cohesive element or they may be single elements with interesting forms and designs that reflect the contemporary architectural theme of the development. The icons may include LED screens or other types of internally illuminated graphics to portray changing lifestyle or artistic images and may include the project name, but advertisement for specific tenants or goods is prohibited. Exhibit 2-46 illustrates the concept of these Arrival Identification Monuments in the landscape.

2.8.2 Entrance Gateway Signs

At each of the two primary entries from Murrieta Hot Springs Road, entrance gateway signs will be sited to mark the arrival into The Triangle. These gateway signs are located on each side of the Internal Connector Road within the ~~60'-wide~~ landscape setback area to avoid obstructing views for motorists. These signs may include a combination of monument walls, pedestals, towers and similar architectural elements that form substantial entry statements. An illustration of a potential concept for the entry gateway signs is conceptually illustrated in Exhibit 2-47. These signs may include the project name, project logos, and tenant identification. These signs have a maximum height of 30'. The secondary entrance from Murrieta Hot Springs Road may also incorporate a smaller scale gateway sign with a maximum height of 15'.

2.8.3 Wall Signs

Wall signs are permitted as follows:

- a) Tenants less than 15,000 sf – Development Code Standards shall apply
- b) Tenants between 15,000 sf and 29,999 sf – 110% of the signage area permitted under the Development Code, including the maximum sign area.
- c) Tenants 30,000 or larger sf 115% of the signage area permitted, including the maximum sign area.

2.8.4 Internal Signs

The project shall also have internal advertising, directional signage and tenant signage as specified the Project sign program.

2.8.5 Billboard Replacement

Two existing billboards may be removed/replaced with up to two (2) digital billboards subject to a relocation agreement. The Relocation Agreement process shall be pursuant to Section 16.38.150. All findings contained in Section 16.38.150.B shall be made with the exception that finding B.3 shall be modified as follows:

“3. The proposed relocation agreement ~~contributes to the reduction of visual clutter in the city by proposing a net decrease in existing billboards and~~ promotes activities of city-wide benefit and interest and generates significant revenue for the city; or in the case of relocations to accommodate a public project, the agreement serves the public interest eliminating the need for public fund expenditure;”

As further depicted on Exhibit 2-45 and shown on Table 2-9 below.

Table 2-9 Triangle Signage

<u>Sign Type and Number</u>	<u>Max Height</u>	<u>Total SF per sign</u>	<u>Location</u>	<u>Maximum Number of Panels</u>	<u>Electronic Signage</u>
<u>5 Pylon Signs</u>	<u>40' High</u>	<u>TBD</u>	<u>Murrieta Hot Springs Road</u>	<u>No limit</u>	<u>not permitted</u>
<u>2 Freeway Pylon Signs¹¹</u>	<u>60' High</u>	<u>TBD</u>	<u>I-15</u>	<u>No limit</u>	<u>permitted 50%; Development Director may</u>

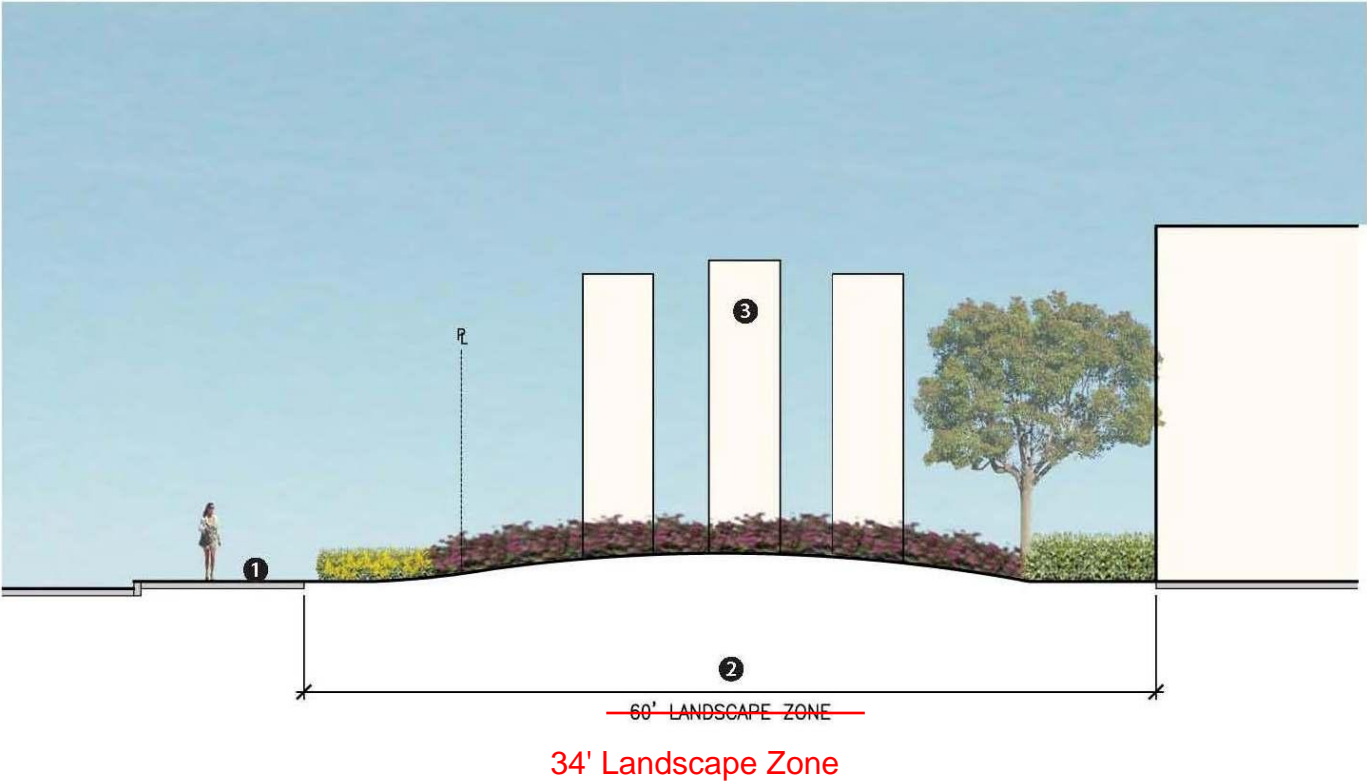
¹¹ The City Name and Logo shall be placed on one (1) freeway sign on the I-215 freeway and one (1) freeway sign on the I-15 Freeway (for a total of two (2) signs) at no cost to the City.

THE TRIANGLE
SPECIFIC PLAN

<u>Sign Type and Number</u>	<u>Max Height</u>	<u>Total SF per sign</u>	<u>Location</u>	<u>Maximum Number of Panels</u>	<u>Electronic Signage</u>
					<u>approve 100%</u>
<u>2 Freeway Pylon Signs¹²</u>	<u>60' High</u>	<u>TBD</u>	<u>I-215</u>	<u>No limit</u>	<u>permitted 50%; Development Director may approve 100%</u>
<u>Identification</u>	<u>90' High</u>	<u>2,000 sf</u>	<u>Site Corners per site plan</u>	<u>No panels</u>	<u>60%</u>
<u>Entrance Gateway Signs</u>	<u>per plan</u>	<u>TBD</u>	<u>at all entrances</u>	<u>8 per wall</u>	<u>not permitted</u>
<u>Monument (no limit on number)</u>	<u>10'</u>	<u>TBD</u>	<u>Through out site</u>	<u>No limit</u>	<u>100% permitted</u>
<u>Directional</u>	<u>Varies</u>	<u>TBD</u>	<u>Through site</u>	<u>No limit</u>	<u>100% permitted</u>
<u>Advertising</u>	<u>10'</u>	<u>TBD</u>	<u>Through site</u>	<u>n/a</u>	<u>100% permitted</u>
<u>Billboard Replacement/Relocation of 2 Existing Billboards</u>	<u>14' x 48'</u>	<u>TBD</u>	<u>on I-15 and/or I-215 at locations approved by Development Director</u>	<u>n/a</u>	<u>100% permitted</u>
<u>On site lifestyle, on site advertising and art related images may be displayed on electronic media throughout the Project, subject to the terms of the Master Sign Program</u>					

¹² The City Name and Logo shall be placed on one (1) freeway sign on the I-215 freeway and one (1) freeway sign on the I-15 Freeway (for a total of two (2) signs) at no cost to the City.

2-46 ~~Arrival~~Arrival Identification Monuments



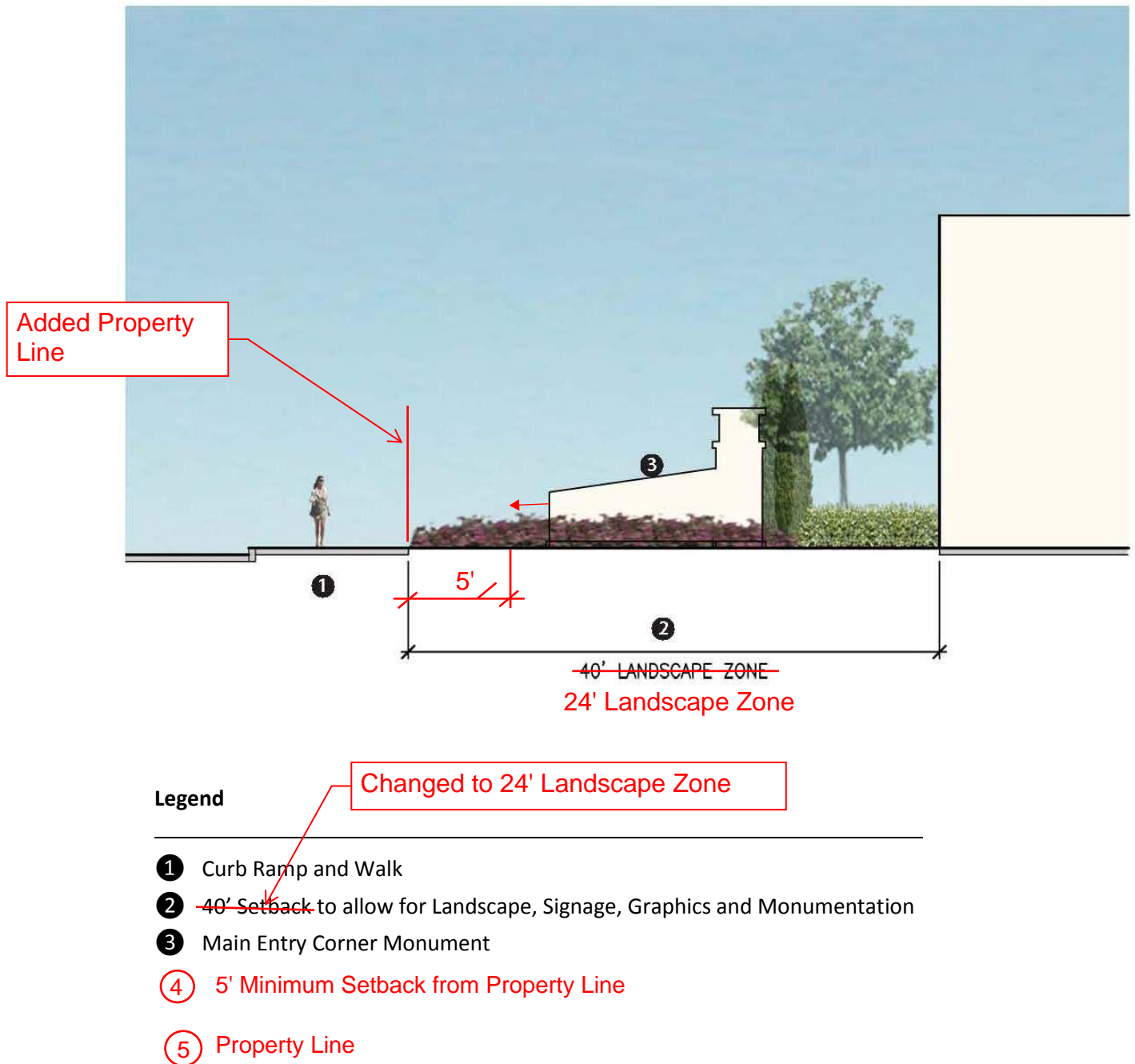
Legend

- 1 Curb Ramp and Walk
- 2 ~~60' Setback to allow for Landscape, Signage, Graphics and Monumentation~~
- 3 Main Entry Monument

34' Setback to allow Landscape, Signage, Graphics and Monumentation

Exhibit 2-46: Arrival Identification Monuments

2-47 MHSR at ICR Entrance Gateway Sign



**Exhibit 2-47: Murrieta Hot Springs Road at Internal Connector Road
Entrance Gateway Sign**

2.9 Project Sustainability

Sustainable development was originally defined as, “. . .development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”⁴⁹¹³ This concept originated from concern that accelerating deterioration of both the human environment and natural resources would have lasting negative consequences on both economic and social development.

Sustainable development and “green” building are related concepts, but they are not the same. Sustainable development recognizes the interdependence of man and nature within the context of a healthy economy and a healthy community. The Triangle incorporates conservation measures through site location, providing alternate methods of mobility, designing with a base of low water usage plants and water saving devices in the landscape irrigation design and incorporating energy efficient lighting design.

A key sustainable characteristic of The Triangle is its pedestrian connectivity. Developing a strong pedestrian connecting system allows and encourages people to move freely among the mix of land uses. This means vehicle trips are reduced when office workers walk to restaurants and shopping, or hotel guests walk to local business offices.

Another sustainable feature of the plan is its location in an area where regional and local roadways are in place to serve the project. City and utility services also are already located in close proximity. This eliminates the need for long extensions of infrastructure to the site, reducing demand for new materials and the effects of transporting those materials to the site.

“Green” building focuses on the building techniques that may be employed to reduce the use of resources and materials, such as recycling building material waste during construction. The state of California adopted the 2010 California Green Building Standards Code, known as CalGreen, as part of the state Building Standards Code in Title 24 of the California Code of Regulations. The City of Murrieta, in its adoption of the latest building code, adopted these regulations. The Cal Green Code sets higher standards for incorporating sustainable measures into the built environment. The Cal Green Code requires many specific measures be designed and built into new buildings to reduce water and energy consumption and to reduce emission of target pollutants. These measures include many features and specific requirements to reduce energy use and landscape water consumption below previous standards. All buildings in The Triangle will be constructed in compliance with this Code.

All office buildings shall incorporate sustainable design features to demonstrate the equivalency to a certified project under the U. S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System for New Construction. The version

⁴⁹¹³ United Nations Programme on Environment and Development, “Our Common Future – Bruntland Report” (1987).

of LEED for New Construction that is in effect when the application is filed shall be utilized. Official or formal Certification by the USGBC is not required by the City of Murrieta due to associated administrative costs. However, the project shall be designed with measures in place to meet the equivalency of a LEED-certified building. To implement this standard, the design team for the project shall include at least one LEED Accredited Professional.

To demonstrate compliance with LEED design standards, the project applicant shall submit the following to the City of Murrieta Community Development Department with each office building permit application: (1) a final LEED Checklist that documents how the project shall meet the equivalency of a certified project under the USGBC's LEED Rating System for New Construction; (2) a signed statement from the project applicant's project architect and LEED Accredited Professional declaring that the plans and plan details have been prepared in accordance with the submitted LEED Checklist; and (3) stamped and signed plans that include the LEED Checklist and the signed statement on the front page of the plan set. These items shall be reviewed and approved by the City of Murrieta Building Official prior to a building permit being issued.

Conservation and Sustainability Development Standards

Additional energy-saving measures are located in Section 2.7.4, Water Use in the Landscape and Section 2.10, Exterior Lighting.

1. Where possible, construction equipment will use alternative clean fuel such as Electric or Compressed Natural Gas. Equipment not using alternative fuels shall use low-sulfur diesel.
2. A Construction Management Plan will be prepared and implemented by the building contractor(s) to address construction traffic, routing, vehicular restrictions and parking requirements to reduce vehicle pollution per the standards of the City of Murrieta and South Coast Air Quality Management District.
3. The Construction Management Plan shall also address recycling waste material during construction to achieve a minimum 50% diversion of construction waste from landfills.
4. A travel Demand Management Plan will be prepared concurrently with the Development Plan to identify potential means of reducing automobile trips to the site. This plan will document what steps will be taken to facilitate and encourage alternate modes of travel, such as cycling, carpooling, and alternate fuel vehicles charging stations. It will also address methods of reducing peak hour congestion such as flexible work hours.
5. All flat, non-visible portions of building roofs shall be cool colors that have a high solar reflectance and thermal emittance. These characteristics reflect light, thereby reducing heat transfer and further the ability to allow heat to escape from a surface once it has been absorbed.

6. The retail area shall post signs limiting idling time for commercial vehicles to no more than five minutes.
7. Recycling receptacles will be located adjacent to trash receptacles in casual seating and dining areas and in plazas and courtyards to provide the opportunity for consumer recycling at The Triangle.
8. Alternate modes of travel sustainability measures include the following:
 - Provide bicycle storage racks or lockers within 100' of the entry to each office building in compliance with section 5.106.4 of the California 2010 Green Building Standards (CA Code of Regulations, Title 24, Part 11). If multiple building entries are provided, bicycle racks shall be located near each entry. Bicycle racks or lockers shall also be located throughout the retail area of The Triangle.
 - Bicycle spaces for employees shall be secure, enclosed spaces that are located in a key-accessed area and are illuminated at night. Bicycle spaces for visitors and customers shall include bicycle racks located in areas that are clearly visible from a primary building entrance, illuminated at night, and protected from damage from moving and parked vehicles. These racks shall include provision for securing bicycles in which the user may lock the frame and wheels.
 - The bus turnout and shelters located on Murrieta Hot Springs Road and the Internal connector Road will include a roof canopy, seating and shade trees nearby to provide shelter for riders.
9. Heat islands will be reduced to minimize the impact of thermal gradient differences between developed and undeveloped areas. This is achieved by including parkways along the south side of Murrieta Hot Springs Road and both sides of the Internal Connector Road, by requiring shade trees within large parking fields, and incorporating lighter colored paving materials for pathways, sidewalks and gathering places.
10. A LEED-certified (or equivalent) professional shall be involved with all landscaping plans to promote a range of active and passive sustainable design measures and professional best practices.

2.10 Exterior Lighting

The Triangle Specific Plan area is located within the influence area for the Mt. Palomar observatory. The objective of the lighting within the project is to minimize potential conflicts between the observatory's need for a dark nighttime sky and the need for adequate lighting for the site and providing effective nighttime visibility for this regional destination. This will be achieved by minimizing obtrusive lighting aspects such as glare, light trespass, energy waste and sky glow through establishment of specific standards regarding lighting design, installation, color and use.

Exterior Lighting Development Standards

1. Concurrent with submittal of the Development Plan a Conceptual Lighting Plan shall be submitted for City. The Lighting Plan shall include the location and type of all outdoor fixtures and the resulting light patterns and the hours of operation for the project's lights.
2. Lighting throughout The Triangle will be designed to complement the architectural style of adjacent structures, to enrich the environment in which it is located, and to provide a comfortable and safe space for visitors.
3. Low pressure sodium (LPS) lights will be used only if other lower level lights cannot be used to serve the same purpose, as the LPS lamps' pigmentation favors an orange hue. If LPS lights are used, the use of low-watt wash lights shall be used in planter areas and pedestrian zones to mitigate the undesirable hue of the LPS lamps.
4. Exterior lighting on buildings or within the parking areas shall not blink or flash.
5. Neon lights shall be discouraged except where implemented as an integral element of a tenant's prototypical signage or identity.
6. Fixtures may be located on buildings, recessed in-ground, located above grade on poles or bollards, and in trees.
7. Parking area fixtures shall be of a consistent or related style throughout The Triangle, and shall be compatible in style with accent lighting in the project.
8. Pedestrian areas shall be illuminated so that pathways and gathering areas are highlighted.
9. Exceptions to the above requirements shall be as provided in the City Development Code.

Document comparison by Workshare Compare on Thursday, July 11, 2024
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SECTION 3: GRADING, INFRASTRUCTURE AND CIRCULATION

Infrastructure elements are those features that provide essential services to a community. Water and sewer conveyance systems, roadways and utility services systems are a physical infrastructure improvement. Other infrastructure elements are not physical improvements, but institutional services such as fire and police services. Both types of infrastructure for The Triangle are described below.

3.1 Project Grading

The Triangle site is relatively flat, with the high point in Planning Area 3 and the low point in Planning Area 2. The site is slightly elevated above the adjacent freeways and is relatively level with Murrieta Hot Springs Road. Portions of the site were previously graded for a development that was not completed. The conceptual grading plan is shown on Exhibit 3-1. ~~This plan incorporates~~ These plans incorporate the requirements for on-and off-site drainage. Preliminary earthwork calculations for The Triangle indicate that the site will balance and no import or export of earth is required. Preliminary calculations show approximately 450,000 cubic yards of cut and 390,000 cubic yards of fill. This calculation includes approximately 60,000 cubic yards of excess cut to account for soil compaction.

These grading quantities account for some subterranean parking along the site's eastern side, where the site will be filled, in places up to 20'. With the inclusion of subterranean parking, the total amount of grading would not be altered. The amount of fill would be reduced and the soil spread across the site. No export would be required to accommodate subterranean parking.

Project grading ~~extends off site into the adjacent California Department of Transportation (CALTRANS) rights-of-way shoulder areas for both interstates 15 and 215. This is required to adequately balance the grading between the project site and adjoining rights-of-way. Appropriate permits for this grading will be secured from CALTRANS prior to commencement of grading operations. Graded slopes will be restored to meet the requirements of CALTRANS for Erosion Control and Highway Planting.~~ will be within the Project limits and will not impact any off-site property other than minor encroachments to facilitate the construction of infrastructure.

Grading Development Standards

~~30376-0034 203342.1~~ 30376-0034 199055.6

1. Final grading plans for the site shall be in conformance with the conceptual grading plan depicted in Exhibit 3-1. Final grading plans will also reflect any grading related mitigation measures contained in the Triangle Specific Plan Final EIR.
2. Graded slopes shall be designed to minimize visual impacts on surrounding areas. All slopes shall be landscaped or stabilized to prevent wind and water erosion.
3. Prior to commencing grading activities a comprehensive soils and geotechnical study shall be performed to further analyze soil characteristics and stability factors. The study results shall be incorporated into final grading plans and grading operations.
4. Graded but undeveloped land shall be stabilized or planted with interim landscaping, as appropriate, within ninety days of grading unless building permits are obtained, in accordance with the San Diego Regional Water Quality Control Board's requirements and The Triangle Water Quality Management Plan and Storm Water Pollution Prevention Permit.
5. All grading shall be subject to the City of Murrieta Grading Ordinance (346-06) and The City of Murrieta Grading Manual.

Exhibit 3.1



Exhibit 3-1: Conceptual Grading Plan

3.2 Project Drainage

The County of Riverside Flood Control and Water Conservation District (RCFCD & WCD) has prepared a Master Drainage Plan and the Murrieta Creek Drainage Plan for the Murrieta Creek area. In March 2008 RBF Consulting prepared a Hydrology and Water Quality Technical Appendix for The Triangle site. Although the development proposal has been subsequently modified, the amount of proposed impervious surface created by the development remains fairly constant. Complete details of the existing and proposed conditions can be found in that analysis, which is included within the technical appendices for The Triangle Specific Plan EIR. The report is summarized below.

3.2.1 Existing Condition

The site drains primarily from the northeast corner toward the south and west, as shown on Exhibit 3-2. In the existing condition, approximately 38 acres of offsite area drains to the site from the east through three culverts crossing I-215 Freeway. These three culverts located along the I-15 Freeway (54", 30" and 48") pick up the majority of the site runoff. This storm water runoff travels in a southerly direction and is conveyed offsite through the three culverts. After crossing the freeway, the culverts outlet in natural drainage courses that conveys the drainage to Murrieta Creek. The most westerly corner of the site drains into an existing 30" lateral that connects to an 84" culvert carrying flows from north of the site toward the southwest. This culvert extends under Interstate 15. After crossing the freeway the flow outlets to unlined, natural drainage channels that ultimately flow to Murrieta Creek.

Three drainage areas exist on site, not including the small area that drains into the 84" culvert at the western corner. Area D is located along the western and southern portions of the site and contains 13.3 acres with a 10-year flow rate (Q) of 16.1 cubic feet per second (cfs). Area E is located west of Area D and contains 9.7 acres, with a Q of 11.6 cfs. Area F contains 28 acres and has a Q of 35.1 cfs. Area F extends from the northeast corner of the property southwesterly to the boundary with I-15. Area G includes the northwest corner of the property, extends along Murrieta Hot Springs Road toward the center of the site. It contains 10.2 acres with a Q of 12.9 cfs. An unnamed blue line stream crosses the site at the southeast corner. The site is not located within any flood inundation areas, both according to the County of Riverside Integrated Project database and Flood Insurance Rate Maps.

In planning for storm water management, federal, state and local statutes were taken into consideration, as drainage from the site must meet the requirements of the

National Pollution Discharge Elimination System provisions of the Clean Water Act and must meet the requirements of the Riverside County Water Quality Management Plan (WQMP) for Urban Runoff. The project site is tributary to the Santa Margarita River and is within the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB). The site lacks any measured data of storm water runoff quality. In the absence of data, expected storm water quality can be qualitatively discussed by relating typical pollutants to specific land uses. One of the major pollutants expected from the site is sediment, the solid materials eroded from the land surface. Other pollutants that might be expected on site are organic compounds, trash and debris, oil and grease and metals.

3.2.2 Developed Condition

In the developed condition new drainage facilities consist of streets, parking lots, storm drains and culverts. These facilities will be designed concurrent with Development Plans submitted for The Triangle, and will be designed to mitigate any increase in runoff above the existing condition. Exhibit 3-2 depicts the existing drainage facilities serving the site, which will also be utilized in the developed condition. The Drainage Areas are generally in the same locations as in the existing condition with modifications to sub-area boundaries. The 16.5 acres within Drainage Area D flows towards the south into the existing 54" storm drain under I-15, with a Q of 36.8 cfs. Drainage Area E contains 8 acres with a Q of 15.7 cfs and also flows toward the south in the existing 30" culvert under the I-15. 13.2 acres are contained within Drainage Area F, which flow into the existing 48" culvert under the I-15 at a Q of 23.6 cfs. Drainage Area G contains 22.1 acres with a Q of 44.0 cfs and drains to the northwest corner of the site. This runoff enters the existing 30" lateral and flows into the existing 84" culvert.

The proposed on-site storm drain facilities will be designed to adequately convey a 100-year storm. The RCFD & WCD master storm drain system will be completed over time as property in the area is developed. When those facilities are completed downstream properties will be protected from flooding due to development of this and other projects located in and around the subject drainage basin. An ultimate condition hydrology study was performed based on the conceptual grading plan illustrated in Exhibit 3-1. Initial storm drain sizes were determined and a plan for conveyance of storm flows through the project site was developed, along with preliminary determinations of required detention volume needed to mitigate the increased runoff generated due to the site improvements.

When the City's Master Plan of Drainage facilities are constructed, drainage from the site will flow through the 84" culvert under I-15 into Line D-1, which is tributary to Line D, and ultimately to Murrieta Creek.

To address issues of water quality protection a Preliminary Water Quality Management Plan (WQMP) was prepared by RBF Consulting in August 2008. ~~This plan was based on a previous development proposal, and must be revised before The Triangle can be built to meet the requirements of the San Diego RWQCB.~~ The A-WQMP outlines requires and specifies the proposed Best Management Practices the developer will implement with the construction of the site. Development within the specific plan area will be required to comply with regional water quality standards. In addition a Storm Water Pollution Prevention Plan will be prepared for the project to address construction activities in any development areas.

3-2

LEGEND:

- PROPOSED DRAINAGE SUB-BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FLOW DIRECTION
- D WATERSHED ID

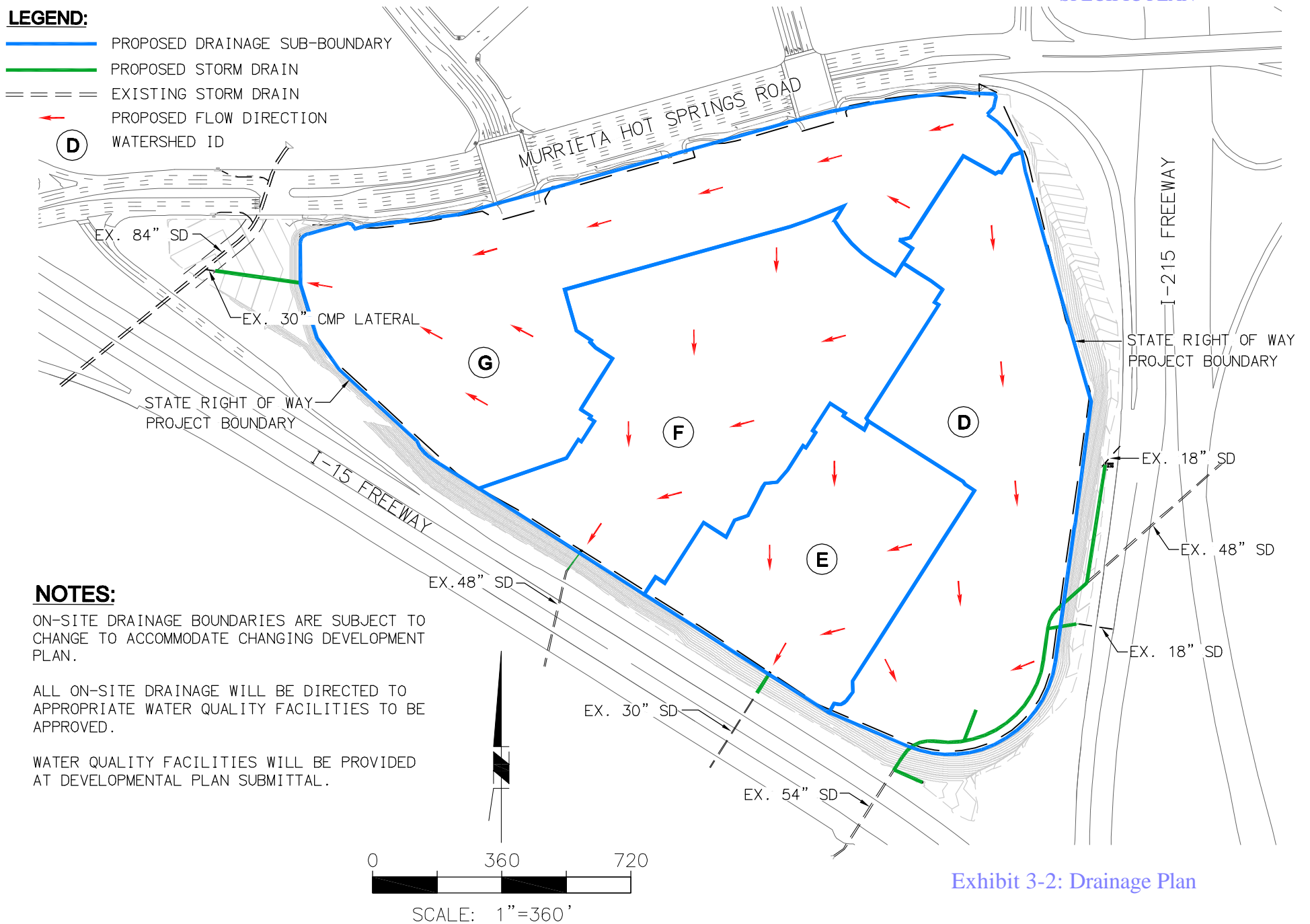


Exhibit 3-2: Drainage Plan

The current development proposal is similar in nature and surface coverage to the previous development proposal on the property, so it is expected that the conclusions of that report would be the same for this development proposal. Water quality on the site is expected to improve as a result of development due to implementation of structural and non-structural Best Management Practices (BMPs). Structural treatment control BMPs planned for the site may include an underground combined detention/infiltration basin, landscape detention areas, and roof/loading docks filter units. Non-structural/Source control BMPs include using permeable paving materials, covering loading docks, connecting restaurant equipment wash areas to grease traps connected directly to the sewer, and other similar measures. Erosion control measures will be implemented during and post construction.

The Hydrology and Water Quality Technical Appendix concludes that ~~The~~the Triangle will need to store runoff to reduce flows to the pre-developed condition. Adequate facilities can be developed on site to provide this storage.

Drainage Development Standards

1. Storm drain facilities will be installed to mitigate any increase in flows above the existing condition and ensure protection from 100-year floods. The ultimate size and locations of the facilities shall be approved by the City of Murrieta prior to construction.
2. The Triangle Specific Plan lies within the San Diego Regional Water Quality Control Board region. The Triangle shall comply with all National Pollution Discharge Elimination System (NPDES) requirements as implemented by the Regional Board. The Triangle will provide Water Quality Management Plans (WQMP) and Storm Water Pollution Prevention Plans for the review by the City Council and all appropriate regulatory agencies. The WQMP will identify potential post-project pollutants and hydrologic impacts associated with the development; identify proposed Low Impact Development BMPs for identified site design, source control and treatment control post-development BMPs; and identify sustainable funding and maintenance mechanisms for the BMPs. Storm drain improvement plans will include water quality facilities for treatment of site drainage to satisfy the requirements of the Regional Board.
3. Drainage and flood control facilities and improvements, including any necessary channelization, shall be provided in accordance RCFC & WCD and City of Murrieta requirements.

4. Storm flows shall be detained on site to mitigate the flows from the proposed project to the same levels as in the pre-developed condition per the City of Murrieta requirements.

3.3 Water and Sewer Plan

Eastern Municipal Water District (EMWD) provides water and sewer service to The Triangle property. Both adequate water supply and sewer treatment capacity are available to serve the site. In September 2008 RBF Consulting prepared a Technical Memorandum for Water and Wastewater Analysis. The Analysis provides the information necessary to allow design and development of an on-site looped domestic water system and a feasible gravity wastewater system, allowing for the abandonment of the existing force main and lift station located on Monroe Avenue north of Medical Center Drive.

A source of reclaimed water is not available from EMWD to serve the site. The nearest reclaimed water source is located along Jefferson Avenue, on the west side of I-15. The cost of boring under the freeway to place water lines and constructing one or more pump stations to transport water to the site currently makes delivery of reclaimed water infeasible. More importantly, the volume of available reclaimed water is not adequate to service the project.

Up to four wells may be drilled on the property to provide a source of water for the project. This water could be used during site grading and construction, and may also be used for irrigating the landscape after the project is built. If the water meets standards established for potable water, it could also be used for that purpose.

3.3.1 Domestic Water

Existing water facilities include a 16" water main adjacent to the site along Murrieta Hot Springs Road east of Monroe Avenue. This waterline is approximately 700 feet in length. An existing water reservoir, EMWD's Zone 1384, will serve the property. Based on the grading concept plan, it is anticipated that individual pressure regulators will be required to control water pressures at the site.

Water will be supplied to The Triangle from EMWD's existing pumps, reservoirs and piping to the main project points of connection. There will be two points of connection to the existing 16" water main. A 12" looped trunk line will be constructed internal to the site. The site must be designed to support adequate flow for hydrants and building sprinklers of 4,000 gallons per minute. The necessary flow rate will be achieved with the design of the proposed system. Preliminary analysis indicates that 10" and 12" lines for fire flow along with 6" and 8" lines for internal portions of the site would adequately serve the property. Additionally, a separate 8" offsite pipeline along Murrieta Hot Springs Road will provide a direct domestic water connection from EMWD's system to the hotel allowed in the northwest corner of the property instead of a lateral

connection to the private on-site distribution main. Exhibit 3-3 illustrates the proposed water facilities required to support the project.

3.3.2 Wastewater

Existing sewer facilities include a lift station along Monroe Avenue north of Medical Center Drive that pumps wastewater through a 10" force main running adjacent to the site along Murrieta Hot Springs Road and across I-215 to the east. A 10" dry sewer along Monroe Avenue had been constructed in anticipation of the future extension of a gravity line through the project site, across I-15 and Madison Avenue and connected to an existing Western Municipal Water District 21" gravity sewer along Jefferson Avenue. With development of The Triangle, much of this line will be abandoned, as will the force main.

The pump station and force main will be replaced with a gravity flow system, with project flows from south to northwest. Upon completion of a Development Plan, the final on site sewer plans will be designed and will be subject to the review and approval of EMWD.

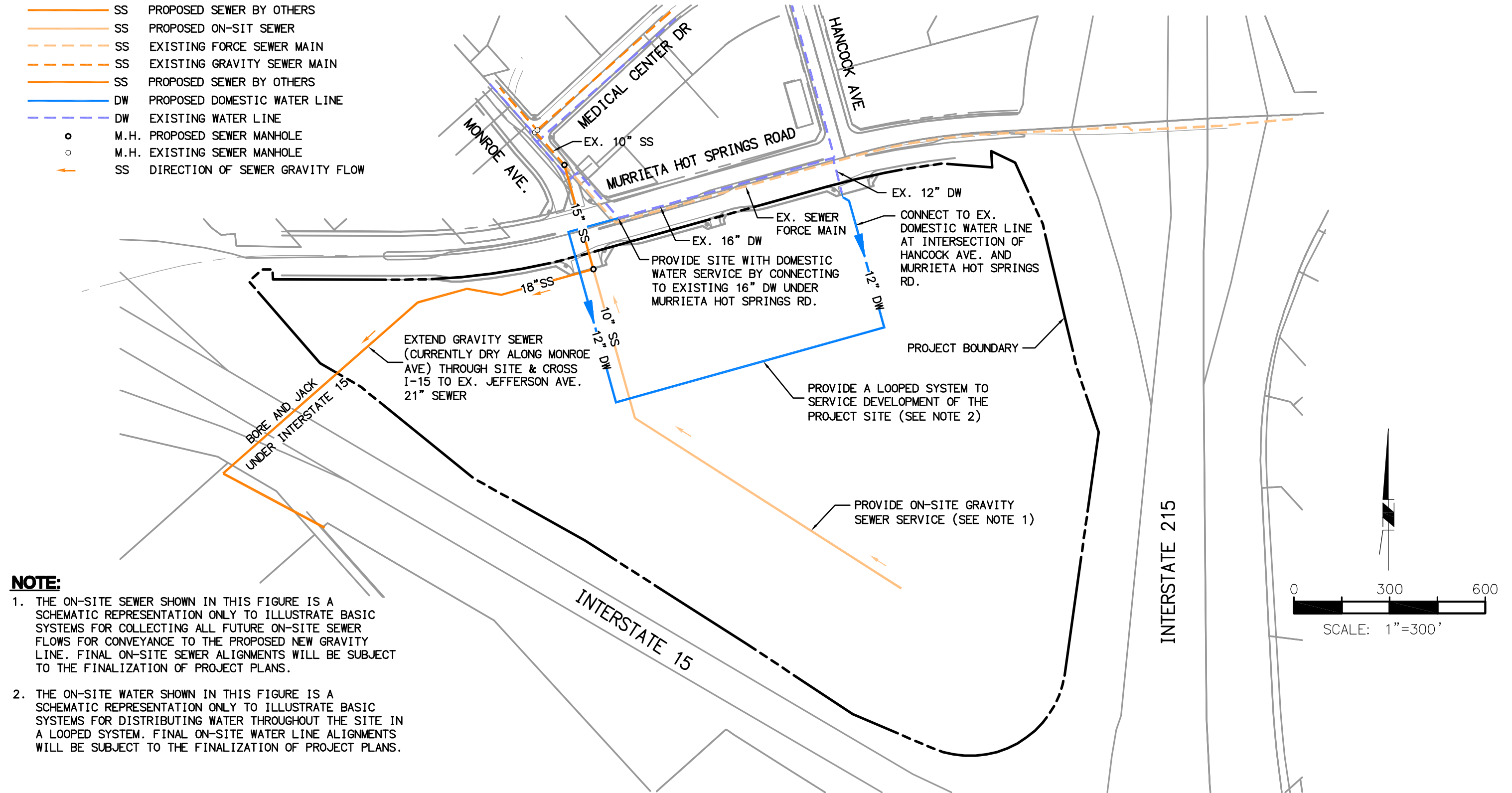
Some off site flows will also be diverted through The Triangle from the north side of Murrieta Hot Springs Road. A new minimum 15" gravity sewer line is proposed to connect with the existing 10" gravity sewer line located within the Monroe Avenue right-of-way between Medical Center Drive and Murrieta Hot Springs Road. This new 15" sewer pipe will extend south onto The Triangle property to collect wastewater flows from the project and exit the site near the ~~northwest end~~southwest. Exhibit 3-3 illustrates the on-site sewer plans.

An 18" sewer pipe will extend off site to the west, under Interstate 15, and will ultimately connect to an existing 21" sewer ~~in Jefferson Avenue as shown in Exhibit 3-4~~. There is excess capacity in this 21" sewer main to accept flows from the project. This pipe carries flows to the Temecula Valley Regional Water Reclamation Facility, which has adequate capacity to serve the project. Exhibit 3-4 illustrates the off-site sewer facilities required to support the project, and the ~~two potential alignments~~ EMWD alignment for the sewer ~~lines~~line.

3-3

LEGEND:

- SS PROPOSED PUBLIC SEWER MAIN
- SS PROPOSED SEWER BY OTHERS
- SS PROPOSED ON-SIT SEWER
- - - SS EXISTING FORCE SEWER MAIN
- - - SS EXISTING GRAVITY SEWER MAIN
- SS PROPOSED SEWER BY OTHERS
- DW PROPOSED DOMESTIC WATER LINE
- - - DW EXISTING WATER LINE
- M.H. PROPOSED SEWER MANHOLE
- M.H. EXISTING SEWER MANHOLE
- SS DIRECTION OF SEWER GRAVITY FLOW



NOTE:

1. THE ON-SITE SEWER SHOWN IN THIS FIGURE IS A SCHEMATIC REPRESENTATION ONLY TO ILLUSTRATE BASIC SYSTEMS FOR COLLECTING ALL FUTURE ON-SITE SEWER FLOWS FOR CONVEYANCE TO THE PROPOSED NEW GRAVITY LINE. FINAL ON-SITE SEWER ALIGNMENTS WILL BE SUBJECT TO THE FINALIZATION OF PROJECT PLANS.
2. THE ON-SITE WATER SHOWN IN THIS FIGURE IS A SCHEMATIC REPRESENTATION ONLY TO ILLUSTRATE BASIC SYSTEMS FOR DISTRIBUTING WATER THROUGHOUT THE SITE IN A LOOPED SYSTEM. FINAL ON-SITE WATER LINE ALIGNMENTS WILL BE SUBJECT TO THE FINALIZATION OF PROJECT PLANS.

Exhibit 3-3: On-Site Water and Sewer Plan

3-4 – ~~Sharon — I changed the order of this exhibit and moved it to follow right after exhibit 3-3.~~

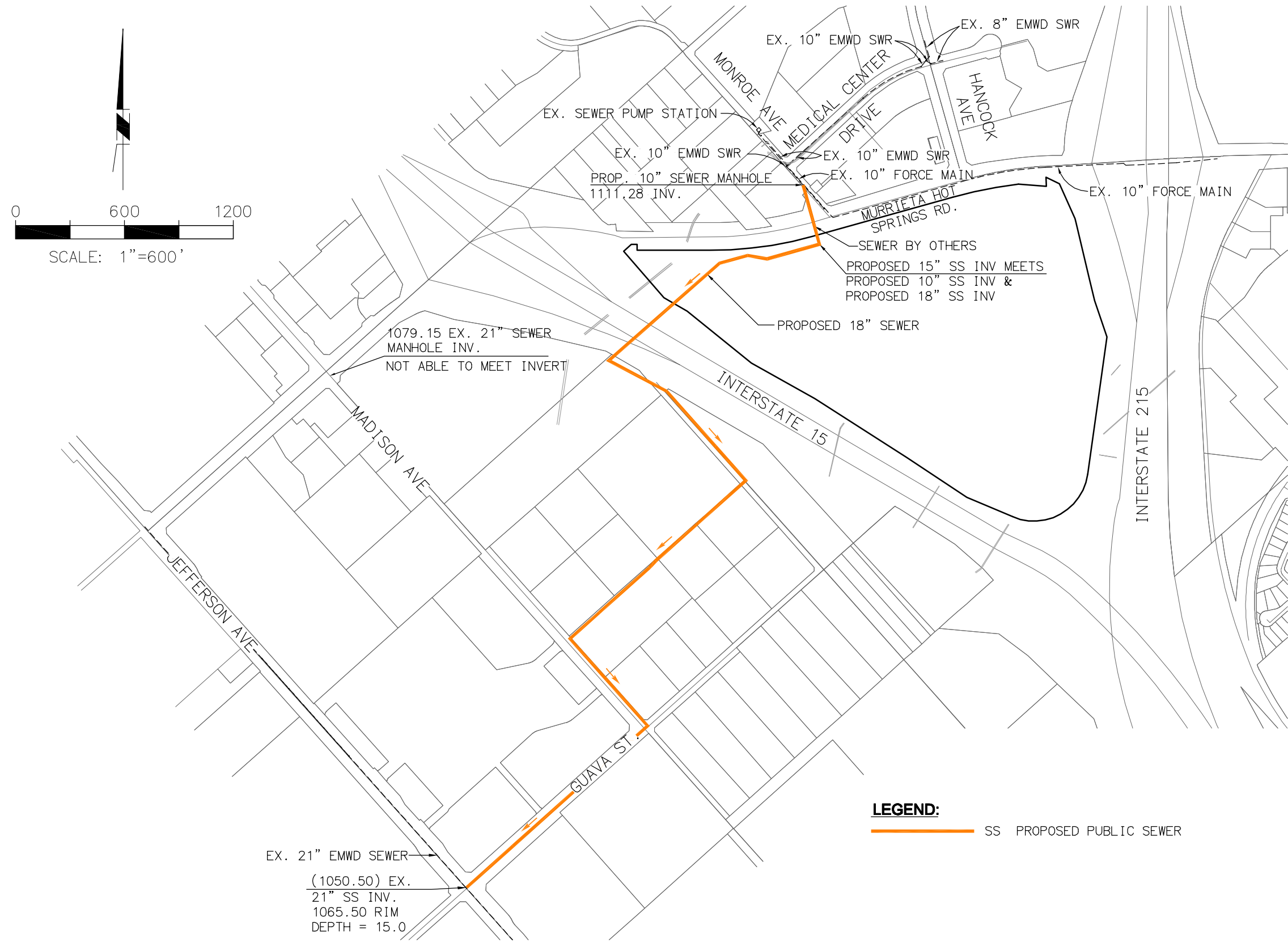


Exhibit 3-4: Off-Site Water and Sewer Plan

Water and Wastewater Development Standards

1. All water and sewer lines will be sized and installed per the recommendations of final engineering plans and the requirements of EMWD.
2. All lines will be designed and installed per EMWD and City of Murrieta standards, and field-testing by the responsible agency will be conducted, as appropriate.

3.4 Utility Services

The Gas Company, Southern California Edison, and ~~Verizon~~ [Frontier Communications](#) provide utility and communications services for The Triangle according to service application agreements with the developer. Cable television service is provided through Time Warner Cable.

Utility Development Standards

1. Proposed utility backbone facilities and service lines will be underground, except for switching cabinets, transformers and similar structures and those above ground ~~S.C.~~ [Southern California](#) Edison facilities illustrated on Exhibit 3-5.

3-5

LEGEND:

- PROPOSED DRY UTILITY LINES FOR TELEPHONE (VERIZON), GAS (SCGE) AND ELECTRIC SERVICE (SCE) WOULD BE LOCATED WITHIN THE SOUTHERN PORTION OF MURRIETA HOT SPRINGS ROAD TIGHT-OF-WAY, WITHIN A 14' PARKWAY. TRENCH WIDTH IS ANTICIPATED TO BE 18"-24" WITH 10' OF TEMPORARY CONSTRUCTION EASEMENT ON EITHER SIDE
- EXISTING POWER POLES & OVERHEAD SCE LINE TO BE REMOVED
- - - EXISTING UNDERGROUND (SCE) ELECTRICAL LINE
- - - EXISTING 2" GAS LINE TO BE ABANDONED
- - - EXISTING (SCGE) GAS LINE
- - - EXISTING (VERIZON) TELEPHONE LINE

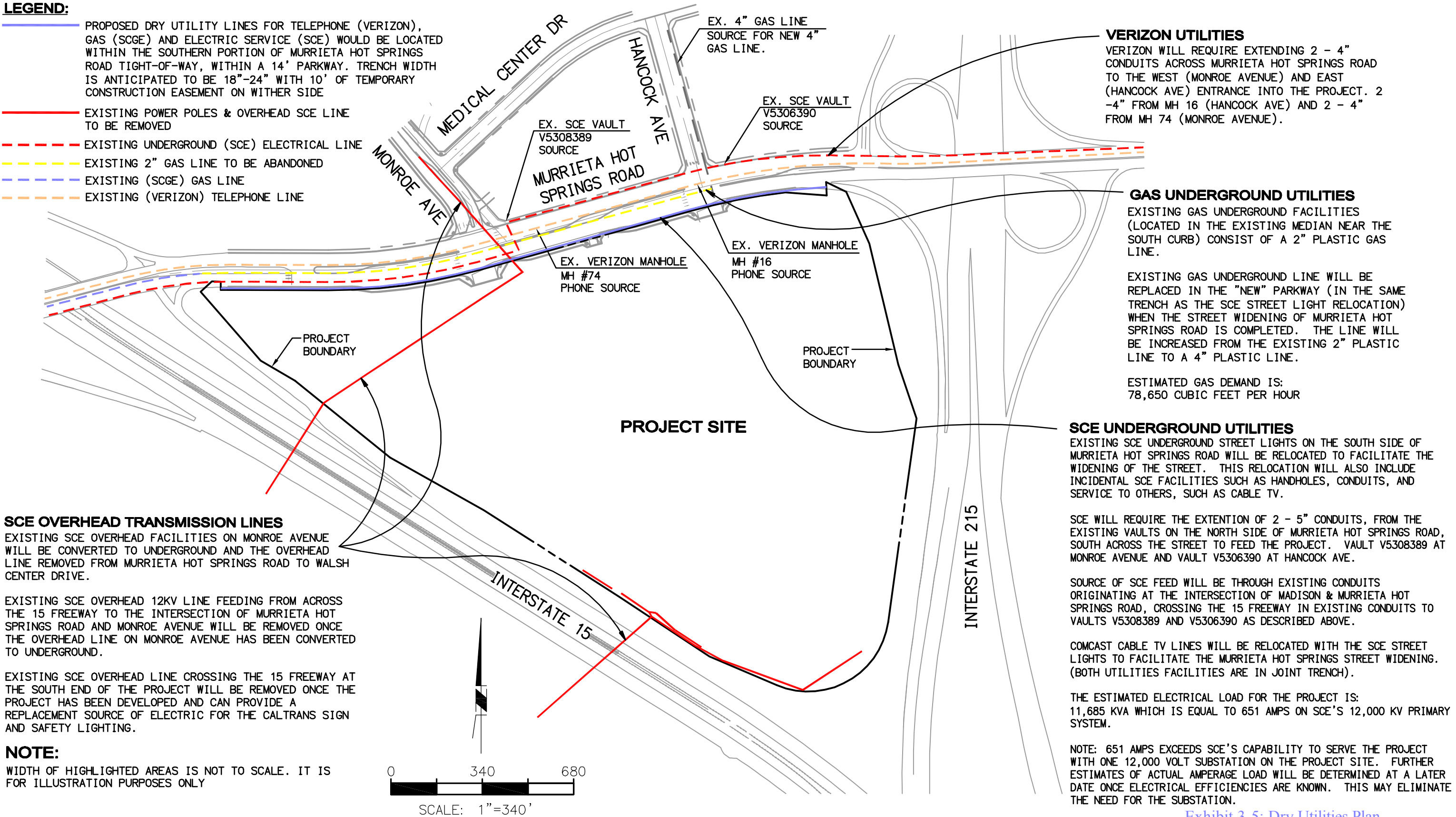


Exhibit 3-5: Dry Utilities Plan

3.5 Solid Waste

Regular trash pickup is provided by the City of Murrieta through contracted private services. Solid waste is sorted for hazardous waste and recyclable materials before being disposed of in the Riverside County Waste Management Department landfills.

3.6 Emergency Services

The City of Murrieta maintains its own Police and Fire Departments to provide response in emergency situations. In addition to fire prevention and suppression, the Fire Department is responsible for emergency medical service, disaster preparedness coordination and hazardous materials management.

3.7 Circulation

3.7.1 Vehicular Circulation

Regional access to The Triangle is provided by interstates 15 to the southwest and 215 to the southeast. The freeways have on and off ramps at Murrieta Hot Springs Road, at each end of the northerly property frontage. The freeway ramps are located approximately one-half mile apart, giving The Triangle excellent regional accessibility. Murrieta Hot Springs Road is designated as an augmented urban arterial with a right-of-way of 164' adjacent to The Triangle. Exhibit 3-6 depicts the existing and future sections for the road.

The proposed public sidewalk on the south side of Murrieta Hot Springs Road ~~will~~may meander beyond the right-of-way ~~and into the landscape zone~~ on private property within The Triangle. City Standard Number 102A for an Augmented Urban Arterial shows that the right-of-way for Murrieta Hot Springs Road extends 12' from the curb face and the public sidewalk is curb-adjacent. Exhibit 3-6 is consistent with this standard and notes that the sidewalk may be set off the curb and meander within the public right-of-way and the adjacent landscape easement area. This public access and maintenance easement will be granted to the City and will be of sufficient width to accommodate the sidewalk. The sidewalk will be adjacent to the curb at the following locations: the off ramps of I-15 and I-215, the Monroe and Hancock intersections, and the bus stop.

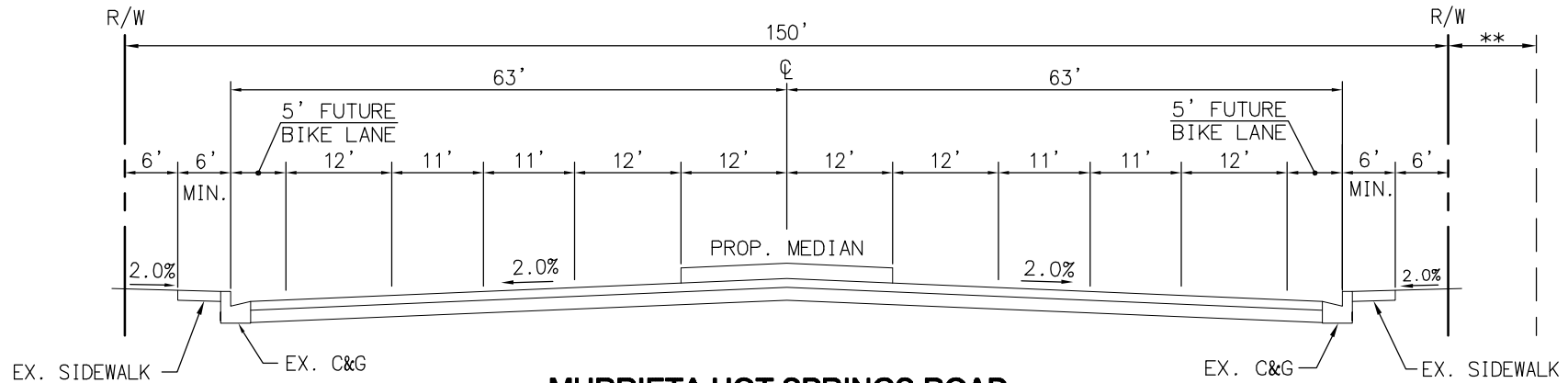
Monroe and Hancock avenues, located opposite the site on the north side of Murrieta Hot Springs Road, provide local access. Each of these local roads will extend southerly across Murrieta Hot Springs Road onto the property to form two new four-way, signalized intersections. These intersections are spaced approximately 860' apart, and each is a minimum of 500' from the closest freeway ramps. These access points serve

as the two primary entries to The Triangle. A third access point is located off Murrieta Hot Springs Road, approximately equidistant between Monroe and Hancock avenues, and is restricted to right turns both entering and exiting the property.

Hancock and Monroe avenues are major roadways with 100' planned rights-of-way. Hancock Avenue connects with Los Alamos Road to the north. Monroe Avenue is planned to connect to Los Alamos Road in the future. These connectors will enhance traffic progressions along Murrieta Hot Springs Road by making Los Alamos Road a secondary access from Interstate 215 into or out of The Triangle.

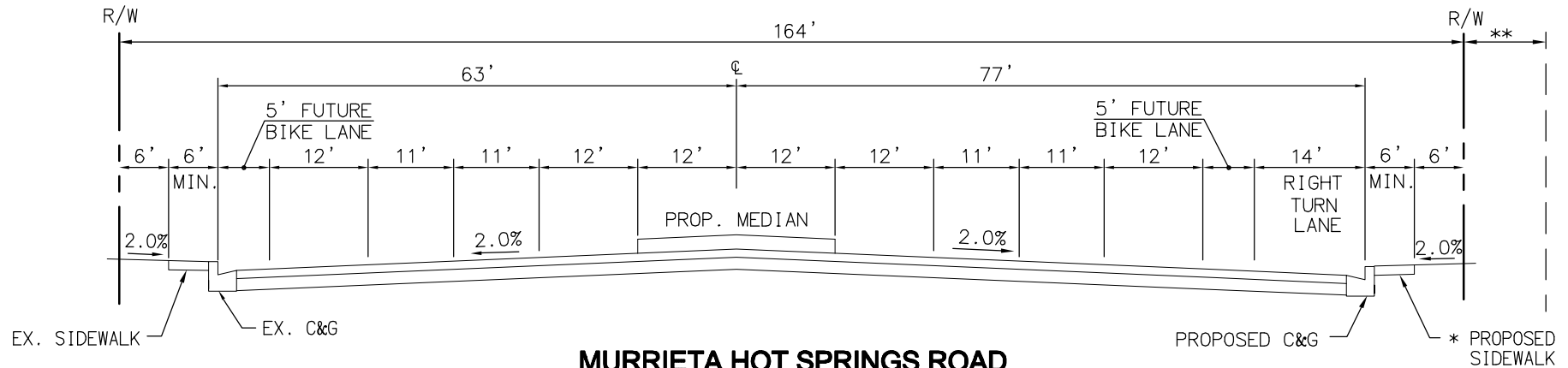
A detailed regional traffic analysis was prepared for The Triangle by Urban Crossroads (August 7, 2008), and is summarized within The Triangle Specific Plan EIR. That report identifies off-site roadway improvements that are required concurrent with development of The Triangle. Those requirements are documented in The Triangle Mitigation and Monitoring Reporting Program.

3-6



MURRIETA HOT SPRINGS ROAD

EXISTING TYPICAL SECTION
CITY OF MURRIETA AUGMENTED URBAN
ARTERIAL HIGHWAY STD. NO. 102 MOD.
NOT TO SCALE



MURRIETA HOT SPRINGS ROAD

SECTION B-B
WITH RIGHT TURN LANE
TYPICAL SECTION
CITY OF MURRIETA AUGMENTED URBAN
ARTERIAL HIGHWAY STD. NO. 102 MOD.
NOT TO SCALE

NOTE:

- * SIDEWALK MAY BE SET OFF CURB AND MEANDERING WITHIN R/W AND ADJACENT LANDSCAPE EASEMENT AREA
- ** EASEMENT FOR MEANDERING OF SIDEWALK

Lane geometry was also recommended in the traffic analysis for the Internal Connector Road at its intersections with Murrieta Hot Springs Road. Based on that analysis it is recommended that the Internal Connector Road at each of the primary project entries provide northbound dual left turn lanes, one right turn lane, and one or more through lanes crossing Murrieta Hot Springs Road. Due to existing constraints on Hancock Avenue, the southbound lanes entering the site will be limited to one dedicated through lane and one shared through/right turn lane. The southbound lanes entering the site will include two travel lanes. Typical cross sections are provided on Exhibit 3-7 for both the primary entries. In addition to the two primary access drives, a right-in and right-out secondary drive entry is proposed with a single lane in each direction.

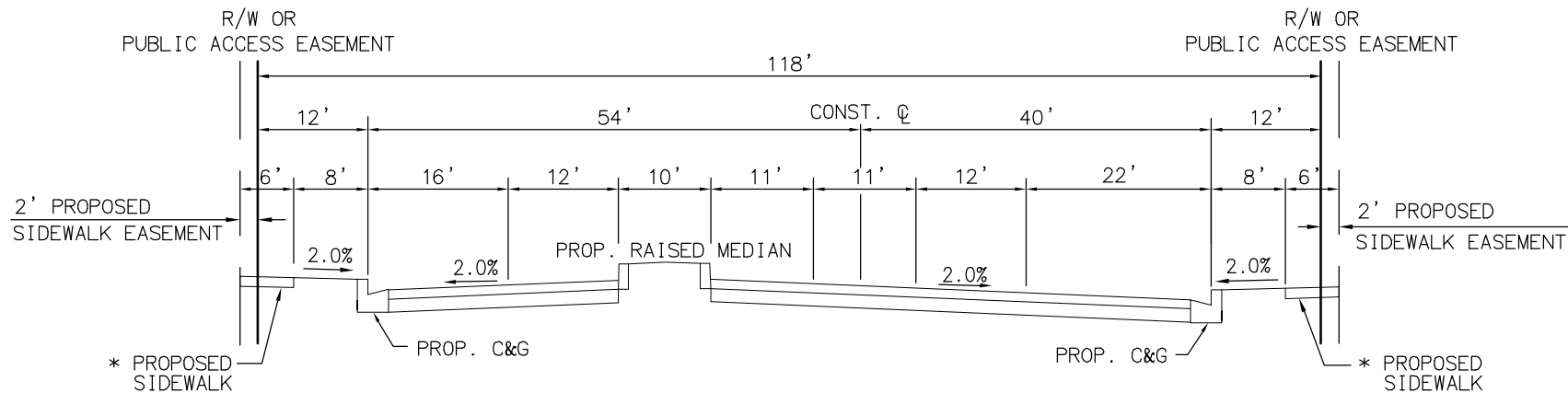
Internal to the site it is necessary to provide through circulation connecting the primary entries to one another, ~~forming~~ which may form either a loop road, as shown on the Planning Area Map, or a grid pattern of connections. This connecting road is referred to as the Internal Connector Road in the Specific Plan, and is also depicted on Exhibit 3-7. This schematic system provides a connected circulation system through the project site to provide access to all future uses within the property and to link the two primary access points.

This road ~~may be dedicated to the City as a public street or may~~ shall be a private road, with public access easements. Roadway easements internal to The Triangle were dedicated on Parcel Map Number 28280, recorded August 18, 2000. When the final alignment of the internal road is determined, and prior to or concurrent with submittal of a Development Plan for The Triangle, the existing roadway easements will be relocated to the final configuration. Existing non-conforming easements will ~~need to be~~ vacated and new roadway easements showing the proper alignment will be concurrently dedicated, ~~either for public street purposes or~~ for public access easements.

In addition to the Internal Connector Road, a series of secondary driveways are planned to connect fields of parking to the Internal Connector Road. The secondary drives will include one or two lanes in each direction, depending on the recommendations of an on site traffic analysis, ~~with a 10' raised median~~. The on-site circulation system for The Triangle will be finalized ~~prior to submittal~~ as part of ~~a~~ the Development Plan process for City review.

To serve fields of parking, drive aisles will be provided. These shall be designed in conformance with the requirements of the City of Murrieta Development Code Section 16.34.080. The on-site internal circulation roadways will be privately owned and maintained.

[3-7](#)

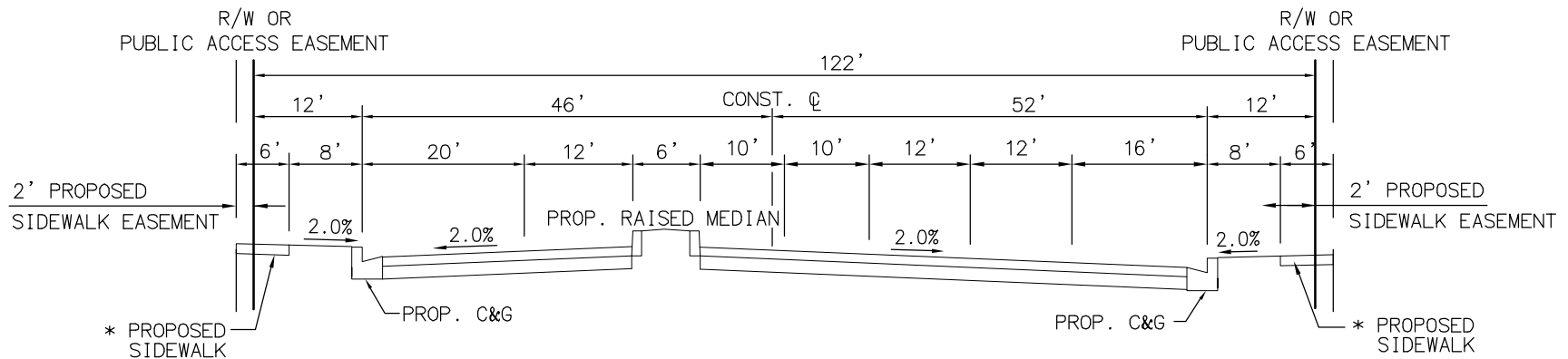


INTERNAL CONNECTOR ROAD SOUTH OF MONROE AVENUE

SECTION A-A
AT PRIMARY ENTRANCE
NOT TO SCALE

NOTE:

* SIDEWALK IS PARTIALLY OUTSIDE THE PUBLIC RIGHT OF WAY OR ACCESS EASEMENT. AN ADDITIONAL EASEMENT IS PROPOSED.



INTERNAL CONNECTOR ROAD SOUTH OF HANCOCK AVENUE

SECTION C-C
AT PRIMARY ENTRANCE
NOT TO SCALE

NOTE:

* SIDEWALK IS PARTIALLY OUTSIDE THE PUBLIC RIGHT OF WAY OR ACCESS EASEMENT. AN ADDITIONAL EASEMENT IS PROPOSED.

Loading zones shall be provided for the buildings in addition to the parking established for each use. One loading space shall be provided for each 50,000 square feet of office use, one loading space for each 35,000 square feet of hotel space, and one loading space for each 20,000 square feet of retail, restaurant and entertainment use space. The design of these loading zones shall be according to the City of Murrieta Development Code Section 16.34.100, provided; however the Project may utilize shared loading zones to reduce the number of loading spaces by 25% provided the shared spaces are located within one hundred and fifty feet (150') of the tenants they serve. The Director shall have the discretion to authorize reductions in the number of loading zones as a Minor Exception under Section 4.4.2.

Riverside Transit Agency (RTA) bus route #23 travels westbound on Murrieta Hot Springs Road. Anticipating future expansion of local transit service, a public transit stop with a bus turnout is planned on the south side of Murrieta Hot Springs Road just east of the Monroe Avenue intersection. This transit stop includes a seating bench and a passenger shade shelter.

Vehicular Circulation Development Standards

1. Murrieta Hot Springs Road shall be improved as shown on The Triangle Project Traffic Impact Analysis prepared by Urban Crossroads (August 7, 2008).
2. All off site street improvements constructed as part of The Triangle Specific Plan will comply with the City of Murrieta street design and improvement standards.
3. The primary entry points along Murrieta Hot Springs Road shall be located opposite Monroe and Hancock Avenues. The existing signal at Hancock Avenue shall be upgraded to accommodate the additional southbound turning movement. A new signal will be installed at Monroe Avenue.
4. The Triangle site shall include an interior circulation connector road, referred to as the Internal Connector Road in the Specific Plan, whether laid out as a loop road as shown in the Specific Plan, or as a grid pattern, or with some other design, that connects the two primary entry points off Murrieta Hot Springs Road. This road shall be designed according to the standards required to both carry the volume of traffic and provide adequate access to each planning area as identified in an on-site traffic study for the ultimate Development Plan.
5. Along the Internal Connector Road, the first driveway intersection shall be located a minimum of 400' from Murrieta Hot Springs Road to provide adequate length for turn lanes and stacking distance internal to the site.
6. All on-site drives will be designed to meet City of Murrieta Fire Department and public safety standards.
7. Secondary entry drives shall be located a minimum of ~~two~~one hundred feet apart along the Internal Connector Road for right in and right out traffic.
8. Secondary entry drives on opposite sides of the Internal Connector Road should be aligned to provide for safe pedestrian crossings and vehicular turning movements, or the drives will be restricted to right turning movements. Final driveway locations shall be reviewed as part of the Development Plan.
9. A Travel Demand Management Plan shall be prepared concurrently with a Development Plan if required by the Development ~~Plan~~Code to address strategies to reduce the number of vehicle trips to the site (also required in Section 2.9, Development Standards #4 of this Specific Plan).

10. The developer shall provide an easement to provide access to any public facilities located within The Triangle that are not served by a public road right-of-way.

3.7.2 Pedestrian Circulation

A ~~65'~~ ~~meandering~~ sidewalk along the southern side of Murrieta Hot Springs Road provides pedestrian access to the three project entries described above. Internal pedestrian circulation is provided throughout The Triangle by use of 6' sidewalks along the Internal Connector Road, 5' sidewalks along all secondary drives, and 5' pathways that connect all the Planning Areas and uses of The Triangle. [The Director may approve the reduction of 6' sidewalks to 5' sidewalks as a Minor Exception under Section 4.4.2.](#) Marked crosswalks will be provided at all street crossings to provide safe crossings of the Internal Connector Road, secondary drives and access to building entries. Mid-block crossings are prohibited on the Internal Connector Road. For a complete discussion of the design of these sidewalks and pathways, refer to Section 2.7, Landscape, in the Specific Plan.

Pedestrian Circulation Development Standards

1. The sidewalk along Murrieta Hot Springs Road will be a minimum of ~~65'~~ in width and will meander through a landscaped parkway.
2. The sidewalk along the Internal Connector Road will be 6' in width, [except as may be modified as a Minor Exception under Section 4.4.2.](#)
3. Interior pedestrian walks along Secondary Drives and other connections between land uses will be developed at a minimum width of 5'.
4. Marked crosswalks will be provided in all instances where the internal pedestrian circulation system crosses the Internal Connector Road and Secondary Drives.
5. Parking fields will include marked pedestrian paths to ensure safe access from handicapped parking to building entries.
6. Clearly defined pedestrian access shall be provided from the transit/bus stop to primary building entrances.

7. All buildings shall provide a connection of the on-site pedestrian circulation system to the off-site public sidewalk along Murrieta Hot Springs Road or the Internal Connector Road.

3.7.3 Bicycle Circulation

A bicycle lane is planned for Murrieta Hot Springs Road that will allow cyclists' access to The Triangle. To facilitate bicycle movement into and through the site, a 5' wide bicycle lane will be provided either as an on street lane on the Internal Connector Road ~~or~~, in a multi-purpose path along one side of the Internal Connector Road, or a combination of both. The final design of the bicycle lane will be shown on the project's Development Plan.

Document comparison by Workshare Compare on Thursday, July 11, 2024
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Document 1 ID	iManage://DM1/IMANAGE/203342/1
Description	#203342v1<IMANAGE> - (BASE for Comparison on 2024.07.11) Final Specific Plan Section III 12-5-13
Document 2 ID	iManage://DM1/IMANAGE/199055/6
Description	#199055v6<IMANAGE> - Specific Plan Section III (Revised) July 3, 2024
Rendering set	Standard

Legend:	
<u>Insertion</u>	
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Statistics:	
	Count
Insertions	33
Deletions	29
Moved from	0
Moved to	0
Style changes	0
Format changes	0
Total changes	62

SECTION 4: ADMINISTRATION AND IMPLEMENTATION

The Triangle Specific Plan serves as the implementation tool for the General Plan and zoning for the property. The City shall enforce the provisions of this Specific Plan in the same manner that the City enforces the provisions of the Murrieta Development Code, Title 16 of the Municipal Code. The Triangle Design Guidelines are adopted by resolution.

The Triangle Specific Plan will be implemented and may be amended, revised or adjusted according to the procedures identified in this Section. These procedures have been developed to ensure consistency with the adopted Specific Plan, to encourage continuity in design and development of the property, and to promote the highest standards of site design. These revision and amendment procedures also allow for adaptation to special or supplementary development standards that may be necessary from time to time to implement The Triangle.

4.1 Administration

4.1.1 General Requirements

Applications for Specific Plan amendments and revisions, Development Plan and Subdivision Map reviews, Administrative Alcohol Use Permits, Minor Conditional Use Permits, Conditional Use Permits, Administrative Development Plans, Minor Exceptions and Exceptions shall be evaluated in accordance with the procedures outlined in Sections 4.1 through 4.7, as applicable, in order to insure such applications are consistent with the Specific Plan goals contained within Section 1.3.2 of The Triangle Specific Plan.

The Specific Plan provides flexibility so that the plan can respond to prevailing market conditions so long as the maximum gross building area for the entire project is not exceeded. Revisions to Table 2-1, Uses Allowed in The Triangle, do not require an amendment to the Specific Plan, so long as they are consistent with the General Plan and intent of the Specific Plan, but may be reviewed under the Administrative Revisions process identified in Section 4.6.2, below. Uses prohibited in Table 2-1 may only be allowed by action of the City Council.

Proposed modifications and revisions that are in substantial conformance with the Specific Plan text and exhibits may be considered minor modifications and shall not require revision or amendment to the Specific Plan and General Plan. The Director shall have the authority to determine if the revision is minor in nature and in substantial conformance with the Specific Plan. In all cases, revisions or minor deviations must be found to be in substantial conformance with the issues, goals, and policies of the Specific Plan.

Administrative Permits and Minor Conditional Use Permits may be appealed to the Planning Commission and the City Council.

Notice requirements for any hearing associated with the review of these permits shall be made pursuant to Government Code Section 65091. Notices for administrative permits, where notice is required, shall be mailed only to property owners within a radius of 50' ~~around~~ from the ~~project-site~~ legal parcel for the applicable permit, due to the existing consistency with the General Plan designation and the absence of sensitive adjacent uses.

Terms used in The Triangle Specific Plan, unless specifically defined herein, shall be as defined in the City Zoning Code. Where the word project is used in this section, it generally refers to the project that is the subject of the specific application under review at the time.

If the Specific Plan is silent on any subject the City Zoning Code and codes currently in effect shall govern, consistent with The Triangle Development Agreement. If there is a conflict between provisions contained within the Specific Plan and the City Zoning Code the Specific Plan shall govern.

4.1.2 Interpretation by ~~Planning Director~~ Planning Development Services Director ("Director")

Although every effort has been made to include provisions in this Specific Plan that are clear, the necessity of interpreting such provisions in light of specific and unusual cases will occur from time to time. When such interpretations are necessary, the Director shall be responsible for the interpretation of the provisions of the Specific Plan, with right of appeal to the Planning Commission and City Council. The provisions of the Specific Plan shall be enforced as follows:

- (a) The Director shall be the City administrator responsible for enforcing the regulations, site development standards and procedures set forth in the Specific Plan.
- (b) The Director shall have the administrative authority for interpretation related to the enforcement of the Specific Plan and for determination of substantial conformity with the Specific Plan.
- (c) In the event of any ambiguities or the interpretation of the provisions of the Specific Plan that can not be resolved through the provisions of this Specific Plan, the City's General Plan, Zoning Ordinances, written guidelines and other rules, regulations and general City and State laws shall guide interpretation of this Specific Plan.

4.2 Plan Review and Administration

4.2.1 Development Plan Review

All new projects within the Triangle Specific Plan area shall be implemented through a Development Plan review process. A Development Plan shall be required for all new

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development activity. Multiple Development Plans may be submitted as phases of The Triangle are developed. Renovation of existing spaces, interior improvements, the development of ancillary uses (such as an office mezzanine within an existing retail store), expansion of buildings and modifications may be permitted by the Director without a Development Plan so long as the expansion is no more than ~~fiveten~~ percent (10%) of the total square footage of the ~~store,~~Development Plan and ~~general~~the proposed modification does not result in an intensification, after any applicable mitigation of impacts arising out of the modification. General maintenance ~~and,~~ repair and replacement or other minor construction activities ~~that do not result in an intensification of the use,~~ do not require a Development Plan and may be approved by the Director with a finding of substantial conformity to a previously approved Development Plan. These modifications and construction activities may be subject to other Building, Public Works and Fire Department permits and approvals prior to commencement.

Application to the City for a Development Plan shall include a narrative of the proposed activity along with preliminary development plans and drawings. The narrative shall consist of a project description identifying the intended services offered with square feet, hours and days of operation, number of employees, and other information as appropriate. Supplemental to the application submission, project plans shall be prepared including the following preliminary plans:

- site plan,
- floor plans,
- elevations,
- conceptual landscaping,
- conceptual grading,
- fencing,
- sign plan for the signs along the adjacent freeways and Murrieta Hot Springs Road,
- conceptual infrastructure plans. If the Development Plan is for a phase of The Triangle rather than the entire development, the plans must include sufficient information to demonstrate how that phase connects to previous and future phases and adequately supports the subject phase,
- conceptual lighting plan.

Additional plans may be required by the Director, depending on the complexity of the project. The entire parcel shall be plotted with dimensions and all pertinent data and include dimensions to the nearest intersecting public street and identify all street names. In addition, all existing and proposed physical features and structures on the subject property and abutting properties shall be plotted. The application shall also include a legal description of the property, identification of the uses for each room on the floor plans and a list of all the building materials and exterior colors.

The Director has the authority to approve, conditionally approve, or deny a Development Plan with written notification to City staff and decision-makers according to City staff's typical notification process. A Development Plan application may also require analysis and comments from various departments of the City. In order to approve a Development Plan application, the Director shall make the findings consistent with Section 16.56.040 of the City's Development Code.

The action of the Director shall be final unless appealed to the Planning Commission within ten calendar days of written notification by the Director. Such Appeals for a Development Plan shall be subject to the procedures outlined in Section 16.78 of the City's Development Code.

A Development Plan approval shall be valid for a period of ~~three~~four years. One additional three year extension may be requested, for a maximum of ~~six~~seven years. Such extension requests must be made in writing by the original applicant, property owners, and/or authorized designee, a minimum of thirty days prior the expiration of the current approval, subject to the completion and filing of the required application and payment of any applicable application fee. If construction activity does not commence within the approval or extension period, the entitlement shall be terminated. All final decisions on Development Plan extensions shall be made by the Director, subject to appeal, as stated above.

4.2.2 Subdivision Maps

The Triangle may be subdivided through a Tentative Tract and/or Parcel Map process. These maps shall identify the infrastructure and improvements necessary to support the anticipated projects, subject to review by the City's Public Works and Fire Departments.

Upon recordation, Maps may be further divided and/or adjusted by filing a subsequent Tentative Tract or Parcel Map or a Lot Line Adjustment, pursuant to the provisions of Article V of the City's Development Code. A Tentative and Parcel Map may be approved, or conditionally approved by the Director and the City Engineer, providing the proposal is found to be in compliance with the Specific Plan.

The action by the Director shall be final unless appealed to the Planning Commission within ten calendar days of written notification by the Director.

4.3 Permits, Approvals, and Exceptions

4.3.1 Alcoholic Beverage Sale Permits

All alcohol use permits granted in the Triangle shall expire when one of the following conditions arises:

1. There is a transfer of ownership of the business;
2. The business moves to a new location;
3. There is a change in the nature of the business or the business ceases to operate for 180 days as required by Development Code Section 16.80.

The following activities are exempt from the requirements of this Section:

1. Any “special event” for which a permit has been issued by the city, provided that the application information for the special event indicates that the sale and /or service alcoholic beverages will occur.
2. Any social gathering within a business that is not required to be licensed for alcohol sales or services in accordance with the California Alcoholic Beverage Control Act.

All alcohol sales are governed by the general and specific use regulations included within Section ~~4.2.3~~2.3.3.

4.3.1.1 Administrative Alcohol Use Permits .

An Administrative Alcohol Sales Use Permit shall be granted by the Director for alcoholic beverage sales as an accessory use for the uses listed in Section 2.3.3.1 of this Specific Plan. If a business that otherwise could receive an Administrative Alcohol Use Permit requests a waiver, exception or substantial modification from one or more of the use regulations in this section, then a Minor Conditional Use Permit shall be required. Administrative Alcohol Use Permits shall be processed in accordance with Murrieta Development Code Sections 16.44.030 unless otherwise set forth in this Specific Plan.

4.3.1.2 Minor Conditional Use Permit - Alcohol Beverage Sales.

A Minor Conditional Use Permit is required for any alcoholic beverage sales uses listed below. The Minor Conditional Use Permit application shall be submitted and reviewed in accordance with Chapter 16.52 of the City of Murrieta Development Code. If a business listed in Section 2.3.3.2 requests a waiver, exception or substantial modification from one or more of the use regulations in Section 2.3.3.3, then a Conditional Use Permit shall be required. Notice shall be provided for Minor Conditional Permits under Chapter 16.52 of the Development Code.

- (a) Application and Fees. Applications and fees shall be consistent with Sections 16.48 of the Murrieta Development Code.
- (b) Issuance. The application shall be deemed complete within fifteen (15) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete. The Director or his or her designee shall review a complete application and shall hold a Director’s hearing to consider the Minor Conditional Use Permit within thirty (30) days after the application is deemed complete, subject only to the following findings:
 - (1) The proposed use is consistent with the General Plan;

- (2) The proposed use and application is consistent with the Triangle Specific Plan; and
 - (3) The establishment and operation of the proposed use at the location proposed will not endanger or constitute a menace to the public health or safety of persons residing or working within or in the immediate vicinity of the Specific Plan site
 - (4) If a Finding of Public Convenience and Necessity is required by ABC regulations, the findings required by Section 16.44.030 of the City Development Code shall also be required.
- (c) Time Extension. The Director may extend the time within which the determination shall be made, not to exceed an additional 30 days with good cause.
- (d) Decision. The decision of the Director shall become final ten (10) days following the date of the Director's hearing unless an appeal to the Planning Commission is filed as provided in Chapter 16.76 of the Murrieta Development Code, and processed according to the provisions specified therein. Public notice in connection with any appeal shall be provided in the same manner set forth in Section 16.76.020 of the Murrieta Development Code.

4.3.2 Conditional Use Permits and Minor Conditional Use Permits

The intent of this section is to recognize that certain uses, although suitable for inclusion in the list of uses allowable in The Triangle, are not always appropriate in every location and circumstance due to their particular characteristics, nature, intensity or size. Conditional Use Permits shall be processed in accordance with the Murrieta Development Code Section 16.52.

4.3.3 Administrative Development Plan

Precise plans for interior on-building and freestanding signs, landscaping, and lighting shall be reviewed through the Administrative Development Plan process identified in the Murrieta Development Code Section 16.56. No hearing shall be required for review and approval of these plans.

4.4 Land Use Exceptions

4.4.1 Applicability

Variations from the standards and land use regulations of the Specific Plan may be permitted as either Minor Exceptions or Exceptions. Minor Exceptions shall include (i) requests for a 10% or less adjustment to quantifiable or measurable development standards contained in the Specific Plan; and (ii) requests that are not readily quantifiable or measurable, which the

Director in his or her discretion determines are minor in nature. Examples of minor exceptions that are not quantifiable include things such as extra parking demand generated by short term special events or closing off portions of parking lots or open spaces to accommodate special events defined as “incidental activities” in Table 2-1 of this Specific Plan. All other requests for variations shall be processed as Exceptions. In granting any Minor Exception or Exception, the Director may impose conditions to safeguard and protect the public health, safety and promote the general welfare, and to ensure that the development so authorized is in accordance with approved plans and is consistent with the Specific Plan's objectives.

4.4.2 Minor Exceptions

(a) The Director or his/her designee may approve a Minor Exception to the standards and land uses described herein provided the Director conducts appropriate review under CEQA, if required, and makes the following findings:

(1) The granting of the Minor Exception will result in design improvements, or there are space or other restrictions on the site or adjacent to the site (such as drive aisles, acceleration or deceleration lanes) that preclude full compliance with Specific Plan requirements without hardship;

(2) The granting of the Minor Exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in the Specific Plan area; and

(3) The granting of the Minor Exception will not be contrary to the objectives of the Specific Plan.

(4) The granting of the Minor Exception does not materially impact pedestrian access and circulation.

(5) The granting of the Minor Exception does not negatively impact or impair fire access or pose a health and safety risk.

(6) The granting of a Minor Exception does not materially deviate from the landscaping standards contained within the Specific Plan.

(b) Director Review of Minor Exception.

(1) An application for a Minor Exception shall be made on forms as prescribed by the Director. The Director or his or her designee shall review a complete application for compliance with the provisions of the Specific Plan. The application shall be deemed complete within thirty (30) days of filing, unless the

Director notifies the applicant in writing specifying the reasons why the application is incomplete.

- (2) Notices for Minor Exceptions, where notice is required, shall be mailed only to property owners within a radius of 50' around ~~The Triangle~~applicable legal parcel within the project, due to the existing consistency with the General Plan designation and the absence of sensitive adjacent uses.
- (3) The Director shall render a decision within thirty (30) days after the application is deemed complete. The Director may extend the time within which the determination shall be made, not to exceed an additional sixty (60) days, with good cause and with written concurrence from the applicant.
- (4) The decision of the Director shall become final ten (10) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in Chapter 16.76, and processed according to the provisions specified therein.

The following minor exceptions may be granted:

- a) A decrease of not more than ~~ten~~twenty five percent (25%) of any building setback, plaza or façade, except in no case can a building setback encroach any closer than 15' to Murrieta Hot Springs Road.
- b) A decrease of not more than twenty five percent (25%) of any landscape setback, amenity zone, entertainment zone, parkway, screening or landscape median area or similar area, provided that the setbacks on Murrieta Hot Springs Road shall not be less than 15'.
- c) ~~b) An increase of not more than ten~~twenty percent ~~of the permitted height of a building, so long as the building heights identified in Table 2-9, Building Heights, is not exceeded.~~
- e) ~~A decrease of not more than ten percent of any landscape setback, except that no setback along Murrieta Hot Springs Road or the segment of the Internal Connector Road between Murrieta Hot Springs Road and the first intersecting driveway may be reduced.~~
- d) ~~An increase of not more than fifteen percent~~(20%) of the gross square footage of a tenant sign as allowed by the City's Code or an approved Sign Program to accommodate irregular lettering, logos, or prototypical elements.

- d) ~~e)~~ Allowance for architectural building features to project not more than five feet into the setback, such as patio walls, covers, shade trellises, awnings, fountains, seating, signage and similar features except in no case can an architectural feature encroach closer than 15' to Murrieta Hot Springs Road.
- e) ~~f)~~ The use of different architectural development standards to respond more appropriately to mixed use buildings as described in section 2.5.1 of this Specific Plan. For example, if office uses are proposed above retail space, even though the office uses comprise the majority of square footage in the building, the applicant might request application of retail architectural criteria to achieve design goals.
- f) Reduction in loading zones based on the actual uses of tenants and prototypical use.
- g) All matters listed as subject to Minor Exceptions in an applicable Exhibit including but not limited to:

Exhibit 2-2 1-2 Story Office Building Front Façade Landscape Section
Exhibit 2-3 1-2 Story Office Building Front Façade Landscape Plan
Exhibit 2-4 3-4 Story Office Building Front Façade Landscape Section
Exhibit 2-5 3-4 Story Office Building Front Façade Landscape Plan
Exhibit 2-6 5-8 Story Office Building Front Façade
Exhibit 2-7 3-4 Story Office Building Front Façade
Exhibit 2-8 9-12 Story Office Building Front Façade Landscape Section
Exhibit 2-9 5-8 Story Office Building Front Façade Landscape Plan
Exhibit 2-10 13-18 Story Office Building Front Façade Landscape Section
Exhibit 2-11 13-18 Story Office Building Front Façade Landscape Plan
Exhibit 2-12 Minor Retail Tenant Parking Lot to Pad Entry
Exhibit 2-14 Retail Edge Condition at Parking Garage
Exhibit 2-15 Major Retail Tenant Back of House Screening
Exhibit 2-16 Free-Standing Restaurant at Parking
Exhibit 2-17 Free-Standing Restaurant with Patio at Parking Lot
Exhibit 2-18 Building with Drive Through at Internal Connector Road
Exhibit 2-19 Building with Drive Through at Parking Lot, Drive Aisle, or Secondary Driveway
Exhibit 2-20 1-4 Story Hotel Front Façade
Exhibit 2-21 5-8 Story Hotel Façade
Exhibit 2-22 9-12 Story Hotel Façade
Exhibit 2-23 Retail Entry Paseo
Exhibit 2-24 Retail Primary Paseo

[Exhibit 2-25 Retail Entertainment Plaza](#)
[Exhibit 2-26 Retail Secondary Plaza](#)
[Exhibit 2-28 Murrieta Hot Springs Road Setback at Building Façade](#)
[Exhibit 2-29 Murrieta Hot Springs Road Setback at Back of House Loading](#)
[Exhibit 2-30 Murrieta Hot Springs Road Setback at Parking Lot](#)
[Exhibit 2-31 Murrieta Hot Springs Road Setback at Parking Lot with Bus Shelter](#)
[Exhibit 2-32 Internal Connector Road to First Intersection at Building Façade](#)
[Exhibit 2-33 Internal Connector Road to First Intersection at Building Façade with Outdoor Patio](#)
[Exhibit 2-34 Internal Connector Road to First Intersection at Parking Lot](#)
[Exhibit 2-35 Internal Connector Road Past First Intersection at Building Façade or Parking Structure](#)
[Exhibit 2-36 Internal Connector Road Past First Intersection at Parking Lot](#)
[Exhibit 2-37 Internal Connector Road at Project Perimeter](#)
[Exhibit 2-38A Internal Connector Road at Secondary Entry Corner](#)
[Exhibit 2-38B Roundabout at Internal Connector Road](#)
[Exhibit 2-40 I-15/I-215 Edge Condition at Building Landscape](#)
[Exhibit 2-41 I-15/I-215 Edge Condition at Back of House Loading](#)
[Exhibit 2-42 I-15/I-215 Edge Condition at Parking Lot](#)
[Exhibit 2-43 I-15/I-215 Edge Condition at Parking Structure](#)
[Exhibit 2-46 Arrival Identification Monuments](#)
[Exhibit 2-47 Murrieta Hot Springs Road at Internal Connector Road Entrance Gateway Sign](#)

[Notwithstanding the foregoing, Minor Exceptions may not be combined or aggregated.](#)

4.4.3 Exceptions

- (a) The Director or his/her designee may approve Exceptions to the standards and land uses described herein provided the Director conducts appropriate review under CEQA and makes the following findings:
- (1) That the strict application of the provisions of the Specific Plan would preclude the successful implementation of the general provisions, goals or intent of the Specific Plan;
 - (2) That there are circumstances related to the proposed use of the property that do not generally affect property within the Specific Plan area;

- (3) That the granting of the Exception will not be materially detrimental to public health, safety, and welfare or injurious to property within or adjacent to the Specific Plan area; and
 - (4) The granting of the Exception will not be contrary to the objectives of the Specific Plan.
- (b) Director Review of Exception.
- (1) An application for an Exception shall be made on forms as prescribed by the Director. The Director or his or her designee shall review a complete application for compliance with the provisions of the Specific Plan. The application shall be deemed complete within thirty (30) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete.
 - (2) Upon deeming the application complete, the Director shall provide notice of the application to owners of properties within a 50' radius of the property which is subject of the application. The Director may not render a decision on the application until later than ten (10) days after providing such notice.
 - (3) The Director may require a public hearing for the application if the Director finds that the application may have a significant affect on properties within, adjoining, abutting or located across the street from the Specific Plan area and may evoke public controversy. If the Director conducts a public hearing, public notice shall be provided as set forth in Development Code Section 16.76.
 - (4) Whether or not the Director conducts a public hearing, the Director shall render a decision within sixty (60) days after the application is deemed complete. The Director may extend the time within which the determination shall be made, not to exceed an additional sixty (60) days, with good cause and with written concurrence from the applicant.
 - (5) The decision of the Director shall become final ten (10) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in Development Code Section 16.76.020, and processed according to the provisions specified therein. Public notice in connection with any appeal shall be provided in the same manner set forth in Section 16.76.020.

4.5 Duration of Permits and Exceptions

4.5.1 Termination

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Every right or privilege authorized by an Administrative Alcohol Use Permit, Minor Conditional Use Permit, [Conditional Use Permit](#), Minor Exception, Exception, or ~~Conditional Use Permit~~ [similar permit](#) shall terminate ~~two~~^{three} (23) years after the granting of such approval unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided in this section.

4.5.2 Cessation

Such rights and privileges shall also terminate upon any interruption or cessation of the use permitted by any [Minor Conditional Use Permit](#), [Conditional Use Permit](#), Minor Exception, Exception, or ~~Conditional Use Permit~~ [similar permit](#) for one (1) year or more in the continuous exercise in good faith of such right or privilege, as such one year period is extended applicable to force majeure, remodeling, casualty, destruction or moratorium. Administrative Alcohol Use Permits and Minor Conditional Use Permits ~~-Alcohol~~ shall cease per Section 4.3.1 of this Specific Plan.

4.5.3 Extension

The Director may extend the time within which the right or privilege granted under any Administrative Alcohol Use Permit, Minor Conditional Use Permit, [Conditional Use Permit](#), Minor Exception, Exception, or ~~Alcohol Conditional Use Permit~~ [similar permit](#) must be exercised for one (1) additional year upon receipt of a written request from the applicant prior to expiration of the permit or exception, [subject to the timely filing an application and payment of the applicable fee](#). In granting such extension the Director shall review the request according to the City's normal review process and make a written finding that neighborhood conditions have not substantially changed since the granting of the permit or exception.

4.5.4 Revocation

If the conditions of this Specific Plan or applicable provisions of the Municipal Code have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why any Administrative Alcohol Use Permit, Minor Conditional Use Permit, [Conditional Use Permit](#), Minor Exception, ~~or~~ Exception, [or similar permit](#) issued pursuant to this Specific Plan should not be modified, discontinued or revoked. These proceedings shall be in accordance with the City's Development Code.

[4.5.5 Changes to an Approved Development Plan.](#)

The Director may approve changes to an approved Development Plan which are in substantial conformance with the approved Development Plan. The Director shall have the discretion to reallocate or transfer building areas within an approved Development Plan without requiring a new Development Plan and to allow expansion of an approved Development Plan into adjacent areas within the Project provided such expansion does not increase the approved Development Plan by more than 10% of the underlying land area and the expansion is in substantial conformity with the approved Development Plan. Changes to an approved Development Plan shall be processed in accordance with the Development Code Section 16.80.70.

4.6 Specific Plan Revisions and Amendments

4.6.1 Specific Plan Amendments

The procedures for amending The Triangle Specific Plan shall be the same as used to initially adopt the Specific Plan, and shall be consistent with Section 16.66 of the Murrieta Development Code.

4.6.2 Administrative Revisions

Minor revisions to the Specific Plan that serve to implement the intent of the Specific Plan are permitted through the administrative revision process. This section grants authority to the Director or designee to administratively act on requests for minor revisions in the implementation of the Specific Plan. It is the intent of the procedures in this section that any subsequent development proposal or addition to existing development in substantial conformance with the approved Specific Plan as determined by the Director shall not require an amendment to the Specific Plan.

The administrative revision process serves the public in that it will minimize City staff and City Council time spent on minor technical refinements. These procedures set criteria that will clearly distinguish administrative revisions from Specific Plan amendments.

The following minor revisions are permissible through the administrative revision process.

- (1) Changes in the acreage of a Planning Area from that established through a Development Plan Permit. These changes in acreage may result from final road alignments, final site design, establishment of final slope configurations at property boundaries, or similar design decisions. These changes in acreage are not meant to provide for significant changes to the land uses proposed.
- (2) An increase or decrease in the Gross Building Area for any category of land use identified on Table 2-3, Gross Building Area by Land Use Category, so long as the

maximum gross building area for The Triangle of 1,767,914 square feet is not exceeded.

- (3) Establishment of a final roadway configuration, both alignment and width, for the Internal Connector Road, so long as that configuration links the primary entries and provides adequate connections through the site.
- (4) Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, or improves the provision of other infrastructure.
- (5) Changes or modifications required to encourage or insure The Triangle is operated, maintained, or developed in a first class condition and as may be required due to technological advancements and evolving community standards.
- (6) Changes in project phasing that do not create any new significant environmental impact and are consistent with the intent of the Specific Plan EIR mitigation measures and do not materially alter the primary circulation or loop road.
- (7) Other minor revisions of similar scope and scale determined by the Director to meet the intent of this Section.

The Director may at his/her discretion refer any matter to the Planning Commission for a decision.

4.6.3 Reuse or Change of Use

Any proposal to reuse and/or change the use of a previously approved and constructed development, within The Triangle area, will be subject to additional review by the Planning Department. The additional review will follow the same procedures outlined in the Development Plan review process in Section 4.2.1. A “like for like” change of use shall only be subject to the requirements for a new certificate of occupancy; however any new construction beyond that shall require a new Development Plan review. In addition any proposed physical alterations to the existing structure and/or site shall be subject to additional review and approval of the Director prior to the issuance of building permits. Any decision by the Community Development Department may be appealed within ten calendar days to the Planning Commission.

4.6.4 Environmental Determination

The development standards of all anticipated development activity for The Triangle have been identified in the Specific Plan. Development requests shall be subject to environmental review

as mandated by the California Environmental Quality Act (CEQA). The Director shall impose any applicable environmental mitigation measures, as specified in the environmental analysis, as conditions of approval on individual site plan reviews. Such conditions of approval shall describe the time period and manner in which the mitigation measure must be satisfied.

4.6.5 Severability

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The City hereby declares that it would have adopted these titles and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

4.7 Implementation.

4.7.1 Phasing Plan

It is anticipated that The Triangle will be developed in phases, as described in the table below. The development phasing will be planned as market conditions dictate and will be reviewed and approved by the City of Murrieta as part of the subsequent Development Plan approval process. The phasing will remain consistent and in compliance with The Triangle Specific Plan EIR and Mitigation and Monitoring Reporting Program.

If The Triangle is developed in phases, additional improvements outside the boundary of that phase may be necessary to serve the phase, depending on its size and location. Each phase must identify how it relates to the master infrastructure plan and demonstrate that it does not conflict with future phases of development or the master infrastructure plan (i.e., drainage facilities, utilities, Internal Connector Road, etc.).

Actual implementation of the development phases may change, overlap or coincide, depending on market conditions at the time of construction. The square footage listed does not equal the maximum allowable amount for certain land use categories, and may be revised in the future, subject to additional environmental analysis as is determined necessary by the City.

Table 4-1 The Triangle Phasing

Phase	Land Use	Amount (in Square Feet)
Phase 1A	High Turnover Sit-down Restaurant	49,392
Phase 1B	Commercial Retail	184,486
	Office	48,000
	Movie Theater	74,660
	High turnover Sit-down Restaurant	25,730
Phase 1C	Commercial Retail	155,228
Phase 2	Commercial Retail	99,060
	Office	482,000
	Hotel	220 rooms/148,000
Phase 3	Commercial Retail	202,140
	Office	249,082
	High-turnover Sit-down Restaurant	50,136
Total		1,767,9146

Because the location of each phase is not known, the phasing of infrastructure to support each phase cannot be illustrated. Mass grading for the site may be accomplished in one phase. It is possible that finish grading for individual phases or building pads will occur in multiple phases. The Development Plan or Plans for The Triangle shall illustrate how the grading shall be accomplished so as to allow the uninterrupted functioning of any previous phase during grading of subsequent phases.

The Development Plan or Plans shall also illustrate the road network required to support each phase. Construction of individual roadways may be phased so long as an adequate number of lanes is provided to accommodate the traffic generated by that and any prior phase, and adequate stacking depth is provided at all entries and exits. Roadway plans shall include a minimum of two points of vehicular access for each phase, one of which may be for emergency vehicles only for the first phase if approved by the Fire Department. If a phase is not located adjacent to a public road, adequate public access easements must be recorded prior to occupancy of the phase.

The Development Plan or Plans shall illustrate the means by which adequate drainage, water quality management and utility services are provided to support the phase proposed without creating conflicts with master infrastructure plans or future phases. Water quality treatment, drainage and utility infrastructure services may be constructed in phases, subject to the approval of the City Engineer.

Each phase shall be landscaped. Any phase adjacent to Murrieta Hot Springs Road shall complete the landscape improvements adjacent to its street frontage as illustrated in this Specific Plan. Any phase adjacent to the Internal Connector Road shall complete the landscape improvements adjacent to its street frontage as illustrated in this Specific Plan. If roadway construction is being phased such that permanent improvements are not feasible, a minimum six foot wide landscape parkway adjacent to each side of the drive or roadway, or as otherwise approved by the City Engineer, shall be provided adjacent to roadways or drives leading to interior improvements. This will create landscaped “edges” along drives leading to development phases during any interim condition.

4.7.2 Financing Mechanisms

In order for The Triangle to be fiscally self-sufficient, the following financing options can be considered for implementation.

Facilities and Services:

- Private capital investment for the construction of facilities
- Public facilities funding district, including creation of a new Community Facilities District to cover the entire site.

Operation and Maintenance:

- Private property owner funding
- Property Owners Association
- Public facilities funding district
- Eastern Municipal Water District (water and sewer facilities as described in Section III)
- City of Murrieta (Public roads and storm drain facilities as described in Section III)

City Council approval is required for the implementation of any public facilities funding district. The use of special districts to finance public facilities and services is at the City’s sole discretion.

Document comparison by Workshare Compare on Tuesday, July 16, 2024
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Document 2 ID	iManage://DM1/IMANAGE/199688/9
Description	#199688v9<IMANAGE> - Specific Plan Section IV (revised June 25, 2024) CLG for City to Review
Rendering set	Standard

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