



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item No. 3.1**  
**GENERAL BUSINESS**  
**Meeting Date: November 6, 2013**

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT:** **Spring Meadows Ranch GPA Initiation (Planning Application No. 13-0107):**  
Planning Commission consideration of a request by Shapouri & Associates (Applicant) to initiate a General Plan Amendment (GPA) for a 792 acre project area to accommodate the future development of the “Spring Meadows Ranch Community” located at the terminus of Sunset Avenue within the Farm Specific Plan Area.

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## **RECOMMENDATION**

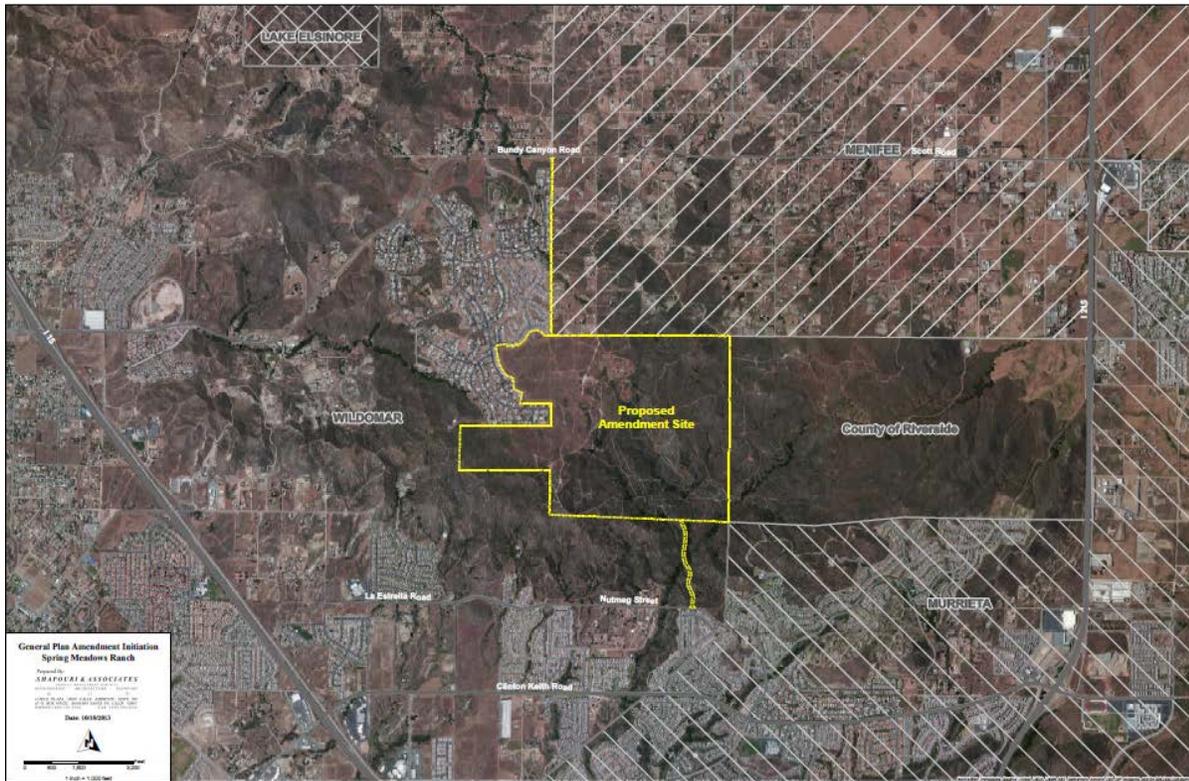
That the Planning Commission recommend the City Council adopt an order to initiate proceedings for a general plan amendment for the “Spring Meadows Ranch Community” (Planning Application No. 13-0107).

## **PROJECT BACKGROUND**

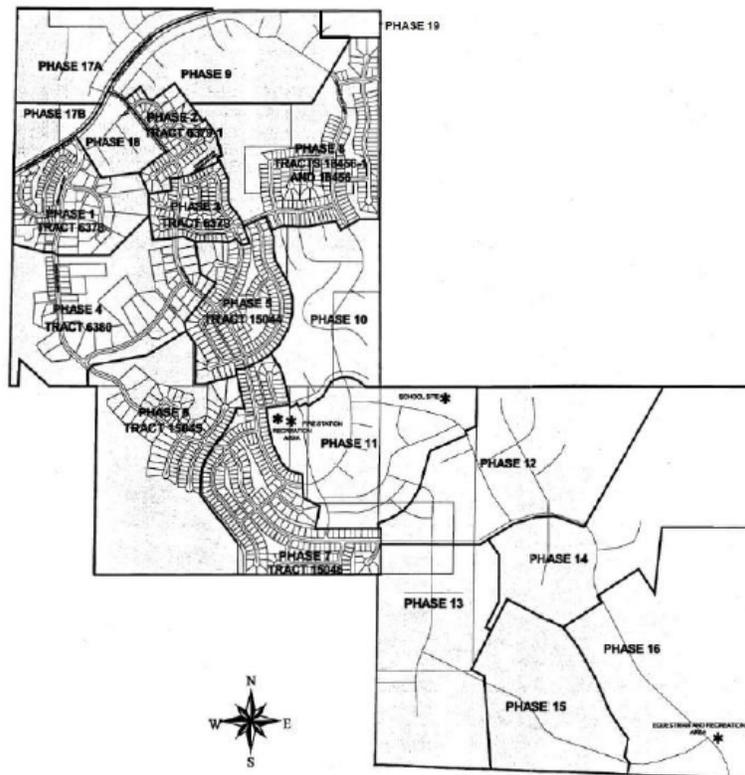
The applicant (Shapouri & Associates) has submitted an application for a General Plan Amendment for a 792 acre project area to accommodate the future development of the “Spring Meadows Ranch Community” located at the terminus of Sunset Avenue within the Farm Specific Plan Area. The project site covers the eastern portion of the Farm Specific Plan community.

A copy of an aerial photo is provided for Commission consideration on the following page (Page 2). The specific project area is encompassed within Phase/Planning Area Nos. 11 – 16 of the Farm Specific Plan (refer to Page 2).

## Vicinity/Location (General) Map



## The Farm Phase/Planning Area Exhibit



## PROJECT ANALYSIS

Since the application is a request for a general plan amendment, the procedures outlined in Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance is applicable to this project. As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100 of the Zoning Ordinance. The order to initiate a general plan amendment that is presented to the City Council must first include comments from the Planning Commission. Hence, staff has brought this request forward for Commission review and consideration.

### General Plan Amendment Request:

The applicant desires to amend the general plan land use map for the project area to accommodate the future development of the "Spring Meadows Ranch Community." The specific proposal includes changing the existing land use designations which are Estate Density Residential (RC-EDR), Very Low Density Residential (VLDR), Low Density Residential (LDR) and Medium Density Residential (MDR). The new land use designations would be Medium Density Residential (MDR), Commercial Retail (CR), Public Facilities (PF), Open Space-Reserve (OS-R) and Conservation Habitat (CH). The exhibits in Attachment A shows the existing and proposed land use designations and a "Lot Yield Analysis" (provided by the Applicant). Staff has provided the Commission with 11" x 17" plans of these exhibits as part of your Planning Commission packets/binders.

In making its recommendation to the City Council regarding initiation of a general plan amendment for the Spring Meadows Ranch project, the Commission should consider the proposed and surrounding land use designations, the location of the project within the Farm Specific Plan boundary, and other factors related to circulation, etc.

If the Council supports the request to initiate the general plan amendment, the project would also require the review and processing of a Change of Zone, Specific Plan Amendment, Tentative Tract Map and an Environmental Impact Report. At this time, these additional applications have not been submitted to the Planning Department, but it is the desire of the applicant to make the submittal after a decision is made on the GPA initiation request by Council.

In conclusion, staff is recommending the Commission recommend Council support to initiate the general plan amendment for the Spring Meadows Ranch project. It is important to clarify that if the Council allows the GPA to be processed, the decision does not imply that the proposed amendment will be formally approved. The general plan amendment application, and all other applicable development applications, is required to go through the formal and complete staff review process, and is subject to a full public hearing before the Planning Commission and City Council, along with the CEQA environmental review document, and community meetings.

Respectfully Submitted,  
Matthew C. Bassi  
Planning Director

Reviewed By,  
Erica Vega  
Assistant City Attorney

## **ATTACHMENTS**

- A. Aerial Exhibit, Existing & Proposed Land Use Exhibits and the Lot Yield Analysis.
- B. 11" x 17" Copies of the Aerial Exhibit, Existing & Proposed Land Use Exhibits and the Lot Yield Analysis

# **ATTACHMENT A**

**11" x 17" Copies of the Aerial Exhibit, Existing & Proposed Land Use Exhibits and the Lot Yield Analysis**

LAKE ELSINORE

Bundy Canyon Road

MENIFEE

Scott Road

I 215

WILDOMAR

Proposed  
Amendment Site

County of Riverside

La Estrella Road

Nutmeg Street

MURRIETA

Clinton Keith Road

**General Plan Amendment Initiation  
Spring Meadows Ranch**

Prepared By:  
**SHAPOURI & ASSOCIATES**  
PROJECT MANAGEMENT SERVICES PLANNING  
ENGINEERING ARCHITECTURE

CIELO PLAZA, 18629 CALLE AMBIENTE, SUITE 502  
P.O. BOX 67021, RANCHO SANTA FE, CALIF. 92087  
PHONE: (951) 756-8340 FAX: (951) 756-9344

Date: 10/18/2013

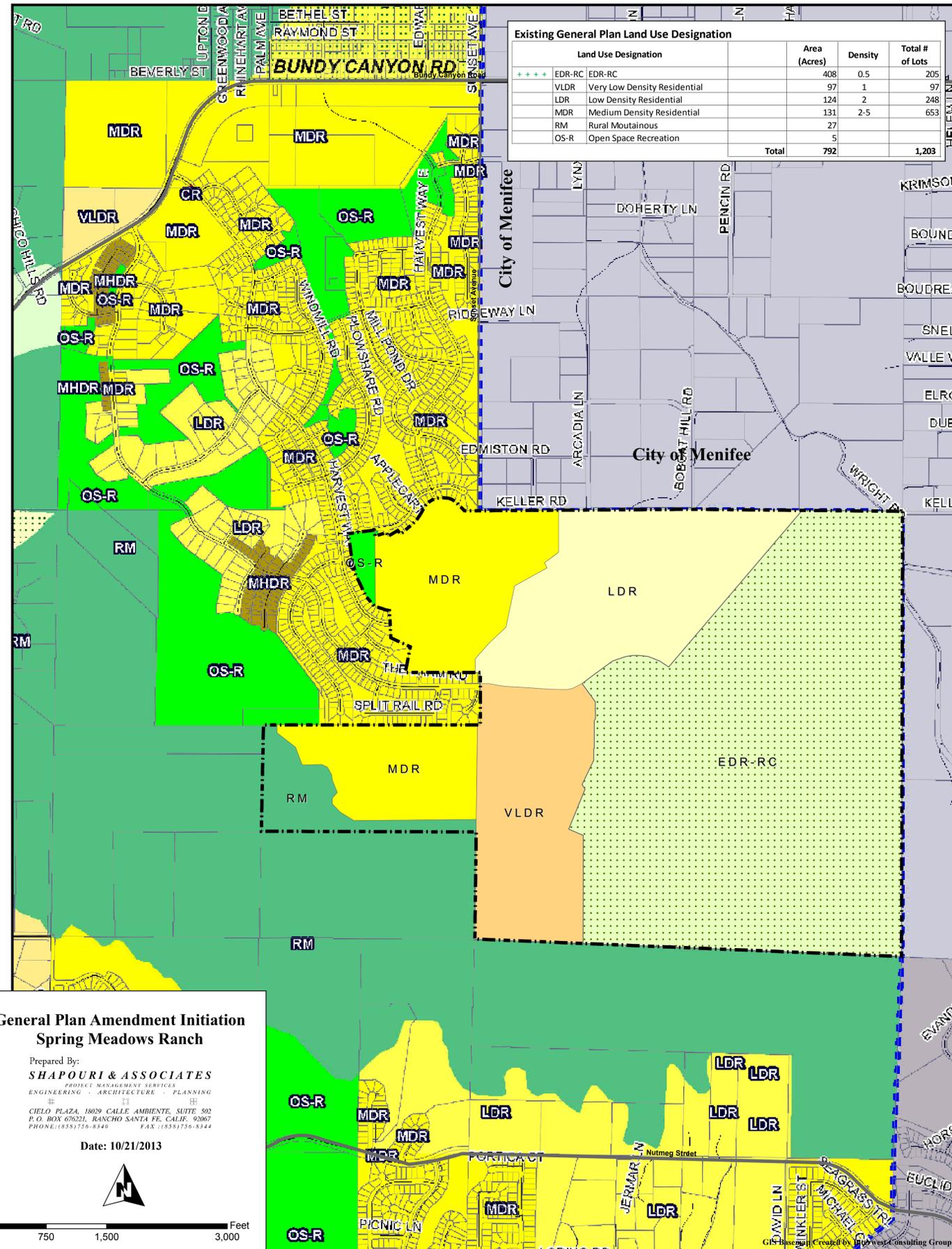


0 800 1,600 3,200 Feet

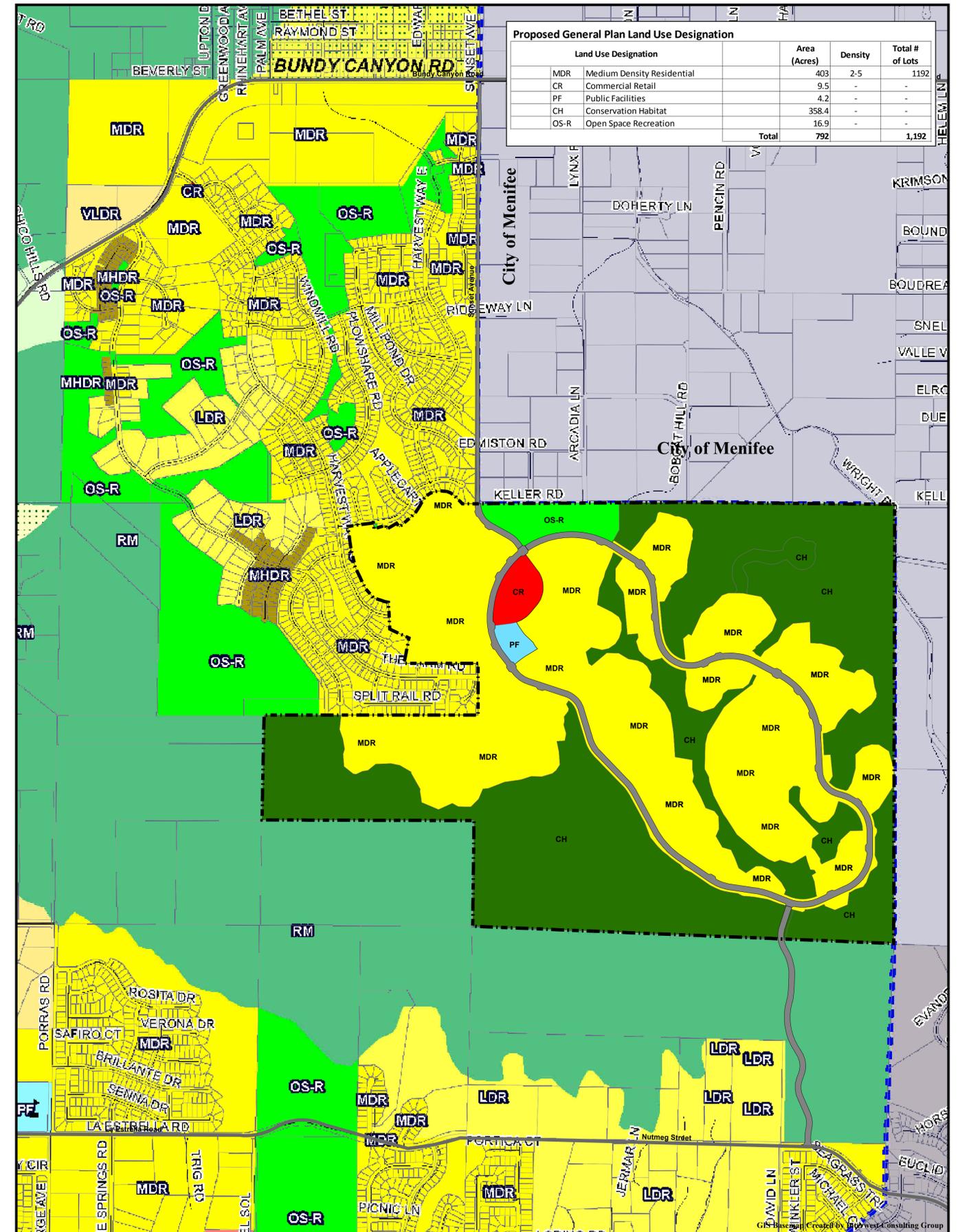
1 inch = 1,000 feet



# Existing General Plan Yield Analysis



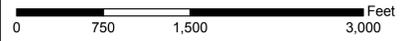
# Proposed General Plan Yield Analysis



## General Plan Amendment Initiation Spring Meadows Ranch

Prepared By:  
**SHAPOURI & ASSOCIATES**  
 PROJECT MANAGEMENT SERVICES  
 ENGINEERING · ARCHITECTURE · PLANNING  
 CIELO PLAZA, 1809 CALLE AMBIENTE, SUITE 502  
 P.O. BOX 67021, RANCHO SANTA FE, CALIF. 92067  
 PHONE: (858) 756-8346 FAX: (858) 756-8344

Date: 10/21/2013



# **ATTACHMENT B**

**11" x 17" Copies of the Aerial Exhibit, Existing & Proposed Land Use Exhibits and the Lot Yield Analysis**

**(Under Separate Cover for the Commission)**