
A graphic for section 2, 'EXISTING CONDITIONS'. It features a large, light gray number '2' in the background. Overlaid on the '2' is the text 'EXISTING' in a bold, black, serif font, and 'CONDITIONS' in a larger, bold, black, serif font below it. The entire graphic is enclosed in a thick black rectangular border.

This section describes the existing physical conditions within and surrounding the project site.

2.1 BACKGROUND

The entire 32 acre project site is owned by the project applicant. The project site has historically been used for farming activities and contains temporary structures associated with farming activities.

2.2 PROJECT SITE CHARACTERISTICS

The project site is relatively flat with a gently sloping characteristic from northeast to southwest. There are no prominent landforms located within the project site. Existing land uses surrounding the project site include the following:

Surrounding Location	Surrounding Use
North	<i>Cypress Channel / Single Family Residential</i>
East	<i>Neighborhood Commercial / Single Family Residential</i>
South	<i>Agricultural and Rural Residential</i>
West	<i>Single Family Residential</i>

Existing land uses within the project site and surrounding the project site are illustrated on Exhibit 5, “Existing Land Use.”

2.3 EXISTING CIRCULATION AND ACCESS

The project site is bounded by Euclid Avenue, a divided arterial on the east, Riverside Drive, a standard arterial on the south and Fern Avenue, a collector street on the west. Access to project site is available from each of these streets.



(1"=250')

Specific Plan
December 16, 2003

EXHIBIT 5
EXISTING LAND USE