
II. PROJECT SUMMARY

A. PROJECT LOCATION

The Farm Specific Plan project site is located on approximately 1,520 acres in the Wildomar area of Riverside County, adjacent to the City of Murrieta. (See Figure 2, Regional Map.)

The project is located on Bundy Canyon Road, approximately 4 miles west of Interstate 215, and approximately 2 miles east of Interstate 15. (See Figure 3, Vicinity Map.)

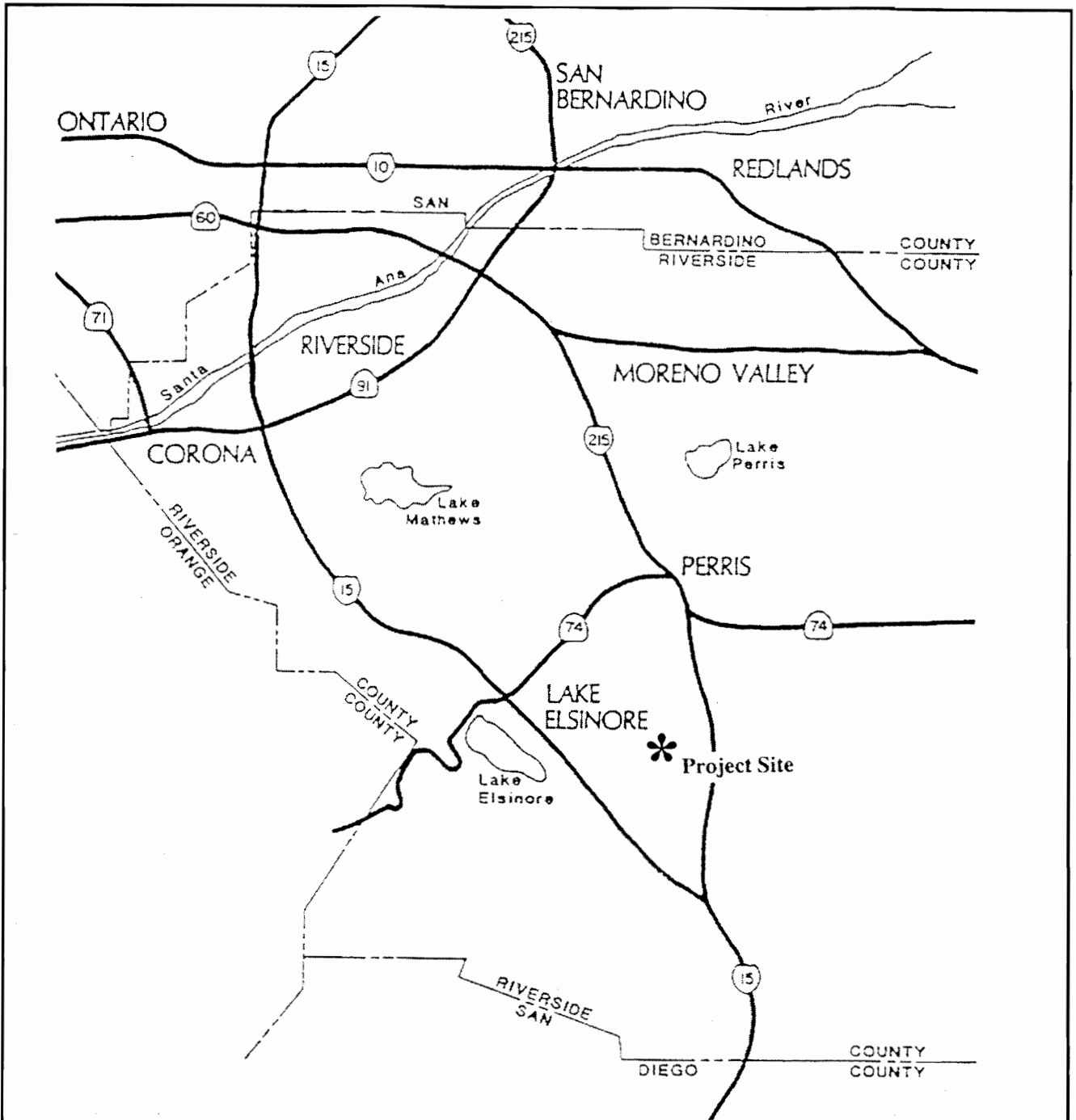
B. EXISTING ON-SITE LAND USES AND ZONING DESIGNATIONS

The project site consists of developed mobilehome subdivisions with related recreation and open space uses, and vacant natural and previously disturbed lands. It is characterized by a variety of topographic features ranging from relatively flat land to steep hillsides. Several intermittent drainage courses passing north to south are located in the undeveloped portions of the site. Elevations range from approximately 1,580 to 2,280 feet above mean sea level, with the majority of the area falling into a range between 1,800 to 1,900 feet. Since the original approval of The Farm Specific Plan, a number of Phases (Phases 1 through 8) have completed development. Additionally one Phase (Phase 10) is subject to an approved tentative tract map.

C. SURROUNDING LAND USES

Current land uses in the vicinity of The Farm Specific Plan include vacant land, and developed small and large lot residential uses.

In addition to the existing residential uses within the project area, there are a number of approved projects adjacent to and in the vicinity of the project site. Urban density subdivisions have been approved to the south, and the City of Murrieta has adopted the Greer Ranch Specific Plan for property adjacent to the project's eastern boundary.



W.O. 95-0130
 FEBRUARY 2000

ALBERT A.
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Figure 2
 REGIONAL MAP

SPECIFIC PLAN NO. 116-C/W
 (THE FARM)
 Amendment No. 3



Source: Aerial Photograph
March 2, 1996

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Figure 3
VICINITY MAP

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