

LEGEND

- Potential Middle School
- Potential Fire Station
- Project Boundary
- Planning Areas

RESIDENTIAL

- 0-6 DU/AC
- 6.1-12 DU/AC
- 12.1 - 18 DU/AC
- Mixed-Use
- Regional Commercial
- Stand Alone Residential Overlay

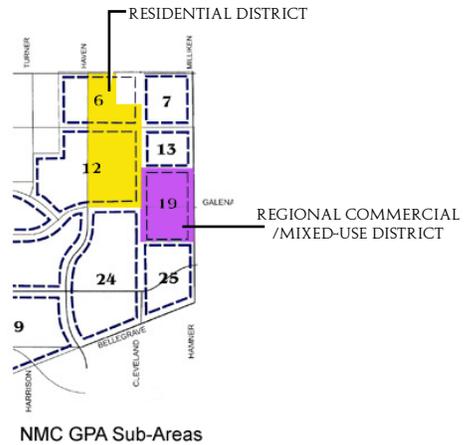
OPEN SPACE

- Potential Park Location
- Trails/Linear Park/Open Space
- SCE Easement/Gas Easement
- Neighborhood Edge/Arterial Landscape

* The density categories are based on Specific Plan gross acreage in accordance with the New Model Colony General Plan Amendment.

** A maximum of 503 dwelling units are allowed within Planning Areas 1 through 6 based on an average of 4.6 du/gross/ac.

*** PA 21A Mixed-Use designation shall require development of minimum four-story wrap or podium residential product type, including ground floor retail interfacing with commercial development to the east.



EDISON AVENUE (REALIGNMENT)

Per the NMC GPA Planning Area Development Capacity Table, The following footnotes apply to the Regional Commercial District:

7. Permits a diversity of regional-serving commercial uses including retail, office, medical, research, entertainment, hotel and conference, and comparable uses. Multi-family housing units may be incorporated in mixed use structures or as free standing units, provided that the total vehicle trips attributable to the exclusive development of commercial uses in the area are not exceeded.

8. Includes housing units integrated with commercial and other uses in mixed structures. The total number of permitted multi-family housing units in this subarea may be increased provided that the total vehicle trips attributable to the exclusive development of commercial, office, and other principally permitted uses in the area are not exceeded.

Note: Roadway alignments within Planning Areas 20 and 21 are conceptual and may change during the site plan review process.



NOT TO SCALE

65-100102.001

8/22/07

**RICH-HAVEN SPECIFIC PLAN
LAND USE PLAN**

FIGURE 3-1

**Table 3-1
Land Use Plan Summary**

Planning Area	Land Use	Dwelling Units	Acres (Gross)	Density (Gross)	Comm/Office (sf)	Parks ⁴
Residential District						
1	Residential – SFD	58	12.8	4.6		
2	Residential – SFD	58	12.7	4.6		
3	Residential – SFD	74	14.9	5.0		
4	Residential – SFD	86	20.5	4.2		
5	Residential – SFD	91	23.4	3.9		4.0
6	Residential – SFD	136	26.3	5.2		
<i>Subtotal Sub-area 6^{1,2}</i>		503	110.6	4.55		4.0
7	Edison Easement	0	20.1	0.0		
8	Residential – Small Lot SFD	49	11.4	4.3		
9	Residential – Small Lot SFD	89	16.2	5.5		
10	Residential – Small Lot SFD	116	18.5	6.3		
11	Residential – Small Lot SFD	158	25.3	6.2		
12	Residential – Small Lot SFD	87	13.0	6.7		4.5
13	Middle School	0	24.1	0.0		
14	Residential – Small Lot SFD	122	22.7	5.4		
15	Residential – Attached Condominium	248	22.9	10.8		3.6
16	Residential – Attached Condominium	181	14.4	12.6		3.0
17A	Residential – Attached Condominium	153	10.1	15.1		
17B	Residential – Attached Condominium	286	14.3	20.0		
18	Residential – Attached Condominium	129	7.3	17.7		3.0
19	Residential – Attached Condominium	358	19.7	18.2		
<i>Subtotal Sub-area 12¹</i>		1,976	240.0	8.2		14.1
Residential District Subtotal		2,479	350.6	7.0		
Regional Commercial/Mixed-Use District						
20	Residential – Attached Condominium & Commercial	725	80.0	9.1	440,800	5.0
21A	Residential – Attached Condominium; Small Lot SFD & Commercial	852	60.0	14.2	325,000	5.7
21B	Residential & Commercial	200	20.0	10.0	123,400	1.3
<i>Subtotal Sub-area 19^{1,3}</i>		1,777	160.0	11.1	889,200	12.0
Regional Commercial/Mixed-Use District Subtotal		1,777	160.0	11.1	889,200	30.1
PROJECT TOTAL		4,256	510.6	8.3	889,200	30.1

1. NMC GPA Specific Plan Sub-areas, Figure 3-6
2. Planning Areas 1 through 6 shall include a minimum of 80 lots of 7,200 sf or above
3. NMC GPA Specific Plan Sub-area 19 (Planning Areas 20, 21A and 21B) shall include a total minimum of 889,200 sf of commercial uses (PA 20 shall include a minimum of 440,800 sf; PA 21A 325,000sf; PA 21B 123,400 sf.)
4. Park acreage included within gross acreage per planning area.