Section 4 Land Use

4.1 INTRODUCTION

The 160.6-acre Edenglen Specific Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to recreational amenities and commercial retail uses. Connectivity within Edenglen is provided through a system of pedestrian trails and bicycle circulation linking residential neighborhoods to one another, to parks, and to the commercial and business park/light industrial land use areas within Edenglen. A major component of the trail system will be provided through the improvement of a portion of the SCE-owned property as a community trail within the Edenglen Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the New Model Colony. Pedestrian and bicycle linkages are also provided between residential land uses and Colony High School, located to the west of the Project Site, through a network of sidewalks and bicycle circulation allowances, to be developed as part of the residential development.

Residential development is designed to address a variety of lifestyles, such as singles, families, executives and "empty nesters". Housing types will include cottage, green court, and single family detached homes on lot sizes varying between 2,900 and 5,500 square feet, including cottages at 1,980 square feet per lot. Attached housing will include a row court style residential type, rowtown residential type and a garden court style residential type.

Commercial and business park/light industrial land uses are provided for in the Edenglen Specific Plan. The Edenglen Specific Plan allows for the development of approximately 217,520 square feet of community commercial retail and service uses conveniently located adjacent to Riverside Drive and Milliken Avenue and for the development of approximately 550,000 square feet of business park/light industrial uses adjacent to Milliken Avenue.

The Land Use Plan shown in ***Exhibit 10, "Land Use Plan"*** depicts the overall land use pattern within Edenglen. ***Table 2, "Land Use Summary",*** provides a tabulation of land uses by acreage, residential density and number of dwelling units and/or square footage where applicable. In order to provide some degree of flexibility in planning 10% of the units may be transferred as long as the transfer does not exceed 584 units and is consistent with the allowed density.