

SECTION 1

INTRODUCTION

1.1 Specific Plan Purpose

The West Haven Specific Plan (Project, Project Site) provides land use concept, design guidelines, and development regulations for an integrated mixed use project that includes residential neighborhoods, a neighborhood center commercial use area, open space and recreational uses. The West Haven Specific Plan document defines the methods and requirements for development of the project to ensure that the City of Ontario, New Model Colony (NMC) General Plan Amendment (GPA) requirements are implemented.

The West Haven Specific Plan, when adopted, will serve as a legal document, which defines and implements the Land Use Designations of:

- Residential Medium Density
- Residential Low Density
- Neighborhood Center
- Elementary School
- Neighborhood Park

It will serve as the zoning for the Project Site. The West Haven Specific Plan serves as a “blueprint” for development by establishing the distribution of land use and the criteria for development of each land use as set forth herein. The West Haven Specific Plan establishes the development requirements and guidelines to be applied to each land use contained within the Project Site area.

Tentative Tract(s)/Parcel Map(s) and/or Development Plans (C.U.P., Plot Plans, etc.) will be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 through 66499), the City of Ontario Subdivision Ordinance and be consistent with the applicable provisions contained within the West Haven Specific Plan. The Subdivision Maps/Development Plans will be submitted for City review and approval prior to development of the Project Site.

1.2 Authority for the Specific Plan

State of California Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code states that Specific Plans may be adopted either by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. No Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for Specific Plans, including provisions of a Land Use Plan, Infrastructure and Public Services Plan, criteria and standards for development and implementation measures. The Government Code also states that Specific Plans may address any other subjects which, in the judgment of the City, are necessary or desirable for implementation of the General Plan.

Following adoption by the City of Ontario of the New Model Colony General Plan Amendment, the Project Site was pre-zoned as SP/AG (Specific Plan/Agricultural Preserve). The zoning designation of “SP” requires the project area to be developed with a Specific Plan to carry out the objectives of the New Model Colony General Plan land uses.

The West Haven Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Ontario NMC General Plan. The City of Ontario will adopt the West Haven Specific Plan by resolution thereby establishing the zoning regulations for the development of the Project Site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the West Haven Specific Plan does not address specific zoning requirements, development standards or guidelines, the City of Ontario Development Code shall prevail.

The West Haven Specific Plan is the major component in the City’s entitlement process that will result in the future development of the master planned community. The components of the development entitlement process for the Project are discussed within the West Haven Specific Plan document.

1.3 Background

The West Haven Specific Plan community is located in the City of Ontario in what was formerly the approximate 8,200-acre City of Ontario Sphere of Influence (SOI). On January 7, 1998, the City of Ontario adopted the New Model Colony General Plan Amendment (GPA) setting forth a comprehensive strategy for the future development of the SOI. The SOI was annexed into the City of Ontario in November 1999, and is now referred to as the New Model Colony (NMC). The regional location of the West Haven Specific Plan area is illustrated in *Exhibit 1-1, "Regional Context Map."* The West Haven Specific Plan location is illustrated in *Exhibit 1-2, "Vicinity Map."*

The West Haven Specific Plan is proposed as a master planned, single-family detached and attached

residential and Neighborhood Center Commercial development with approximately 202 total gross acres. The project area consists of ten (10) parcels with six (6) separate ownerships, and is being developed by four (4) separate developers at this time, Armada LLC, Richland Communities, SC Ontario Development Corporation and Stratham Properties, Inc. Approximately 11.7 gross acres will be developed in the future as Neighborhood Center Commercial. *Exhibit 1-3, "Existing Assessor's Parcels, Developers and Property Ownership"* illustrates this information.

The West Haven Specific Plan consists of portions of the New Model Colony Subareas 6 and 12, west of Haven Avenue. The City of Ontario has indicated that the NMC Land Use Plan designations within Subareas 6 and 12 for the area west of Haven Avenue would allow for a total of 753 dwelling

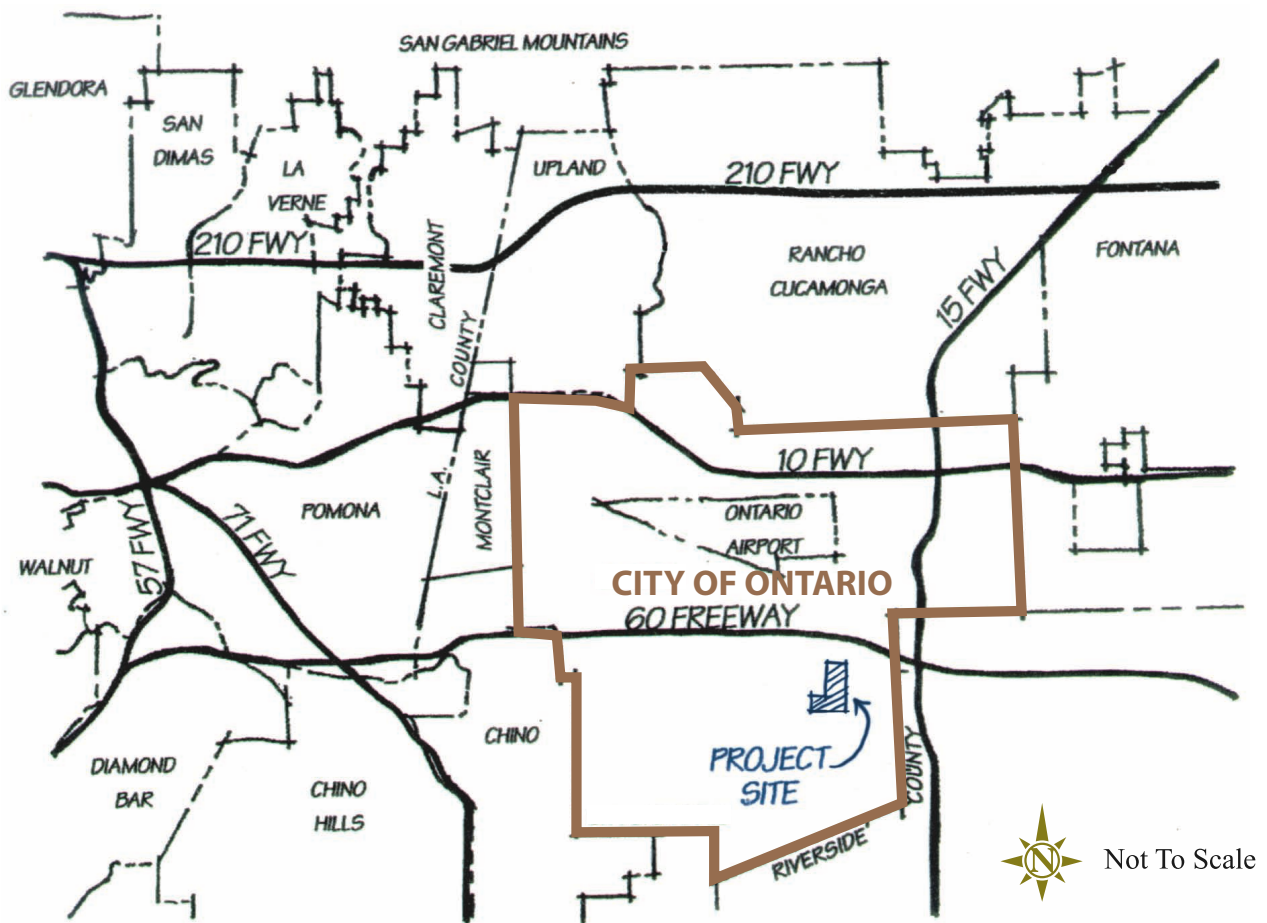


EXHIBIT 1-1: REGIONAL CONTEXT MAP

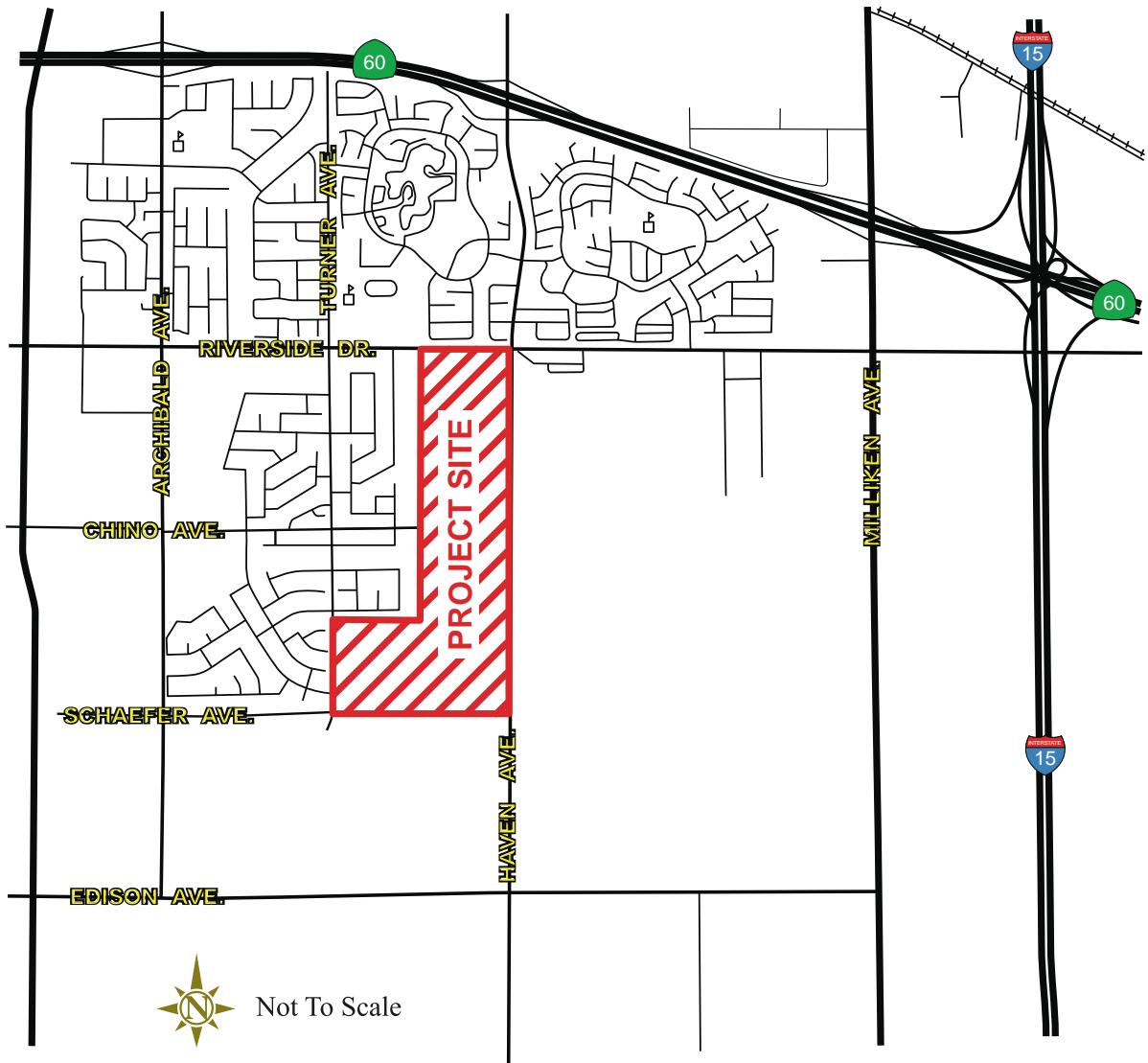


EXHIBIT 1-2: VICINITY MAP

units as illustrated on *Exhibit 1-4, “Subareas 6 and 12 Residential Allocation Exhibit”* and *Table 1-1, “Residential Density.”* Please refer to *Section 2.2.6, “Existing General Plan Land Use and Zoning”* for more detailed information.

1.4 Project Description

The West Haven Specific Plan is a comprehensive plan for the development of a mixed-use community with Planned Residential Sites that will accommodate 753 dwelling units on approximately 146.9 residential acres; Neighborhood Center on approximately 11.7 gross acres, an elementary school site on

10 net acres, a five (5) net acre Neighborhood Park, and approximately 10 acres of paseos and pocket parks within the Specific Plan community and the adjacent utility easements. The combination of these master planned uses truly makes this a mixed-use development.

The City of Ontario NMC General Plan Amendment establishes a bike route system connecting the West Haven Specific Plan to planned bike routes within the remainder of the New Model Colony. A Class I Bike Path is designated to be included within the improved right-of-way of Haven Avenue and within the north-south Edison Easement and fee owned proper-

OWNERSHIP & (DEVELOPER)

- ① RICHLAND COMMUNITIES / SC ONTARIO DEV. CORP.
- ② ANGELA D'ASTISI DUSA (TO BE DETERMINED)
- ③ STRATHAM PROPERTIES, INC.
- ④ BOSCHMA TRUST (RICHLAND COMMUNITIES)
- ⑤ MINABERRY TRUST (ARMADA, LLC)
- ⑥ SOUTHERN CALIF. EDISON

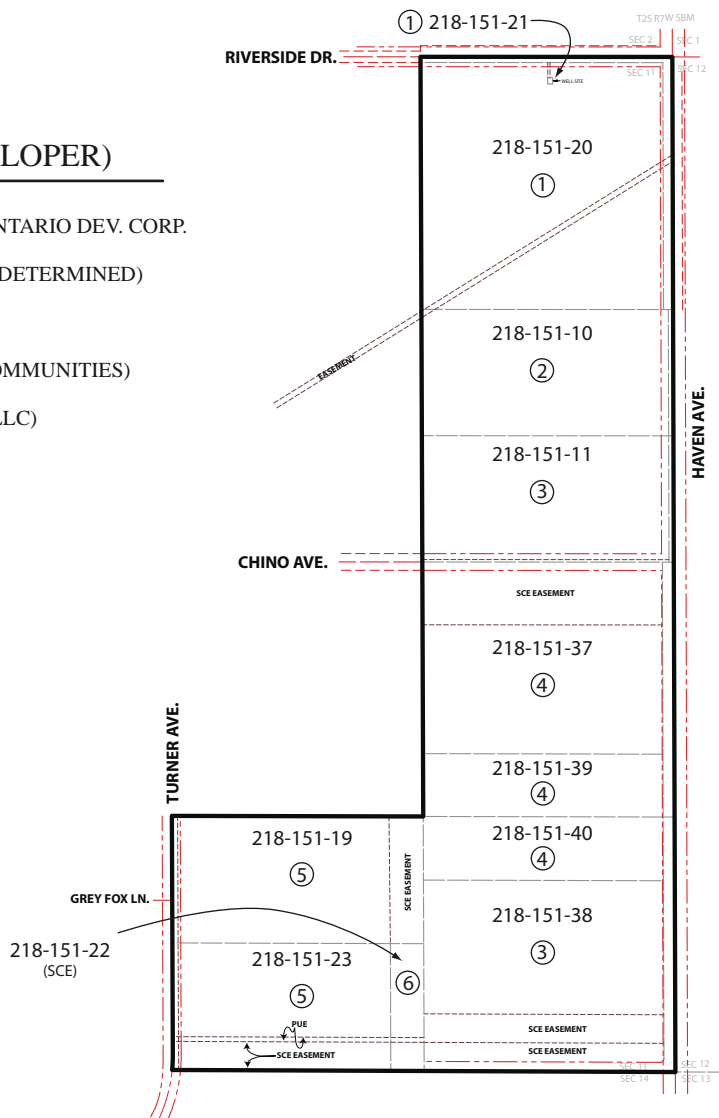
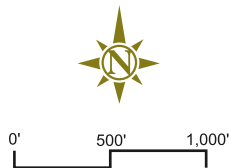


EXHIBIT 1-3: EXISTING ASSESSOR'S PARCELS, DEVELOPERS, AND PROPERTY OWNERSHIP

ty that are within and adjacent to the westerly boundary of the Project Site. The bike paths will eventually connect to the planned City of Ontario bike route system consistent with the NMC General Plan.

A primary landscape entry monumentation area is to be constructed at the intersection of Riverside Drive and Haven Avenue (southwesterly corner).

Secondary landscaped entry monumentations will be constructed at the intersection of Haven and Chino Avenues at both northwesterly and southwesterly corners.

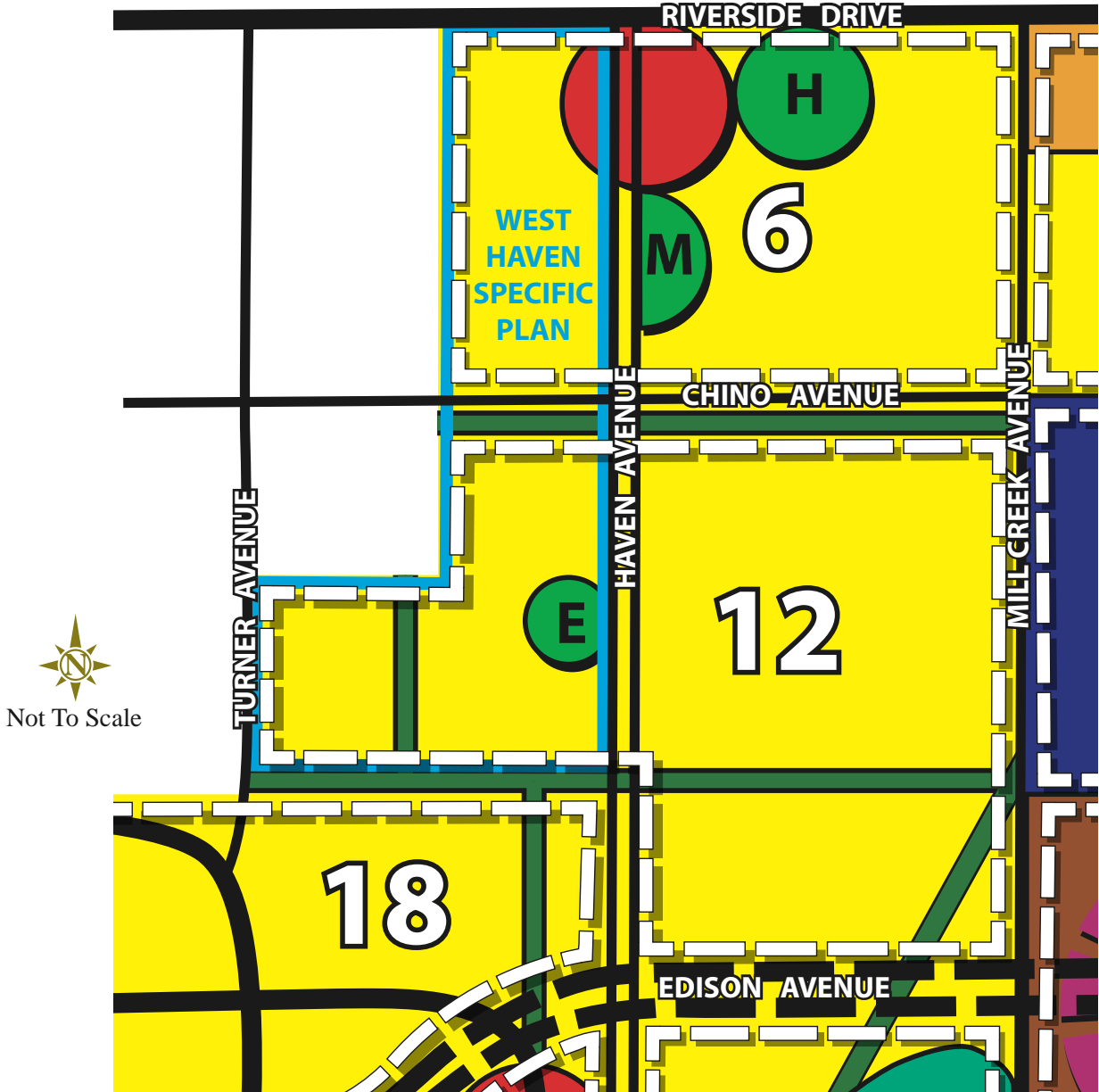
1.5 West Haven Specific Plan Goals and Objectives

The West Haven Specific Plan proposes to meet the following objectives and addresses the following issues.

- To provide an integrated quality mixed-use Planned Residential and Neighborhood Center community of appropriate density and lot sizes, supported by landscaped open spaces, landscaped pedestrian and bike paseos, elementary school, Neighborhood Park and recreational uses.

Original Breakdown – Subarea 6			
	D.U. Acreage ⁽²⁾	Total Acreage	D.U. Allowed
East of Haven	98	60.0%	495
West of Haven	74	40.0%	330
Total	172	100.0%	825

Original Breakdown – Subarea 12			
	D.U. Acreage ⁽²⁾	Total Acreage	D.U. Allowed
East of Haven	168	64.6%	773
West of Haven ⁽¹⁾	91	35.4%	423
Total	259	100.0%	1196



Notes:
Breakdown includes relocation of Middle School from Subarea 6 to Subarea 12.
Tables provided by City of Ontario

⁽¹⁾ Assumes 73 D.U. Acres (336 D.U. Total) Transferred to Subarea 18

⁽²⁾ D.U. Acreage = Gross Acres less Southern California Edison Easements, School and Neighborhood Center

Exhibit 1-4
SUBAREAS 6 AND 12 RESIDENTIAL ALLOCATION EXHIBIT

PA	Low Density Res. Gross AC*	Low Density Res. DU	Low Density Res. DU/AC	Medium Density Res. Gross AC*	Medium Density Res. DU	Medium Density Res. DU/AC	Overall DU	Overall Res. Gross AC	Overall Density
1(a)**	21.85 AC	93 DU	4.26 DU/AC				93 DU	21.85 AC	4.26 DU/AC
1(b)**				6.67 AC	80 DU	12.0 DU/AC	80 DU	6.67 AC	11.99 DU/AC
3	20.12 AC	92 DU	4.57 DU/AC				92 DU	20.12 AC	4.57 DU/AC
4	20.11 AC	106 DU	5.27 DU/AC				106 DU	20.11 AC	5.27 DU/AC
5	30.56 AC	149 DU	4.88 DU/AC				149 DU	30.56 AC	4.88 DU/AC
6***	5.00 AC	Park	Park	Park	Park	Park	Park	5.00 AC	Park
8	16.82 AC	90 DU	5.35 DU/AC				90 DU	16.82 AC	5.35 DU/AC
9	30.74 AC	143 DU	4.65 DU/AC				143 DU	30.74 AC	4.65 DU/AC
Total	145.20 AC	673 DU	4.63 DU/AC	6.67 AC	80 DU	12.0 DU/AC	753 DU	151.87 AC	4.96 DU/AC

Notes:

* Residential Gross Acres = Gross Acres less Southern California Edison Easements (Master Planned Street R/W and Neighborhood Edge uses within the Southern California Edison Easements are included within the Residential Gross Acreages).

** PA 1 Low and Medium Density Residential AC's are approximate (as calculated by $80 \text{ DU} / 12.0 \text{ DU/AC} = 6.67 \text{ AC}$; Low Density Residential AC = $28.52 \text{ Gross AC} - 6.67 \text{ AC} = 21.85 \text{ AC}$).

*** As indicated by the City, the 5 AC Neighborhood Park Acreage is to be included as Low Density AC

DU: Dwelling Units

Table 1-1
RESIDENTIAL DENSITY

- To provide six (6) distinct yet blended residential neighborhoods with a variety of housing types, including single-family detached, courtyard, and attached/detached alley loaded residences, on lot sizes ranging from 2,800 square feet to 6,000 square feet.
- To provide for adequate planning, financing and implementation mechanisms for infrastructure and community facilities to serve the master planned community.
- To establish appropriate relationships with existing adjacent commercial and residential land uses.
- To integrate existing and proposed commercial areas into the community fabric via pedestrian links and walkways.
- To provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the Project Site. This includes:
 - a. A major paseo linking all areas of the site and connecting recreation spaces within the community. The paseo network will also link to the NMC's master planned residential paseo system and to regional destinations.
 - b. Creation of a formal primary entry, at the intersection of Haven Avenue and Riverside Drive.
 - c. Creation of formal secondary entries at the intersection of Haven and Chino Avenues.
- To incorporate, active recreation sites for both residential and commercial communities linked by the paseo system.
- To provide a well-integrated retail area at the corner of Riverside Drive and Haven Avenue allowing community residents' convenient pedestrian access to employment opportunities and day-to-day shopping and service establishments.
- To locate surface parking areas within the proposed Neighborhood Center and to screen them from adjacent residential uses by a landscaped pedestrian paseo or suitable landscaped setback buffer.
- To include well-landscaped streetscape and sidewalk connections to provide alternative and/or secondary pedestrian connections parallel to Riverside Drive, Haven, Turner and Chino Avenues.
- To ensure that the development of the project addresses pertinent City of Ontario NMC General Plan policies and objectives.
- To establish a unique character for the West Haven Specific Plan community area through the implementation of Design Guidelines and Development Standards specifically prepared for the West Haven development.
- To establish neighborhood linkages to connected portions of the West Haven Specific Plan.

1.6 Relationship of the Specific Plan to the City of Ontario General Plan

Please refer to *Appendix I, "General Plan Consistency"*.

1.7 CEQA Compliance

Prior to the adoption of the GPA for the NMC, the City of Ontario certified a program level Environmental Impact Report identifying environmental impacts associated with the activities proposed for the NMC and established mitigation measures for future activities. A project level Environmental Impact Report (EIR), prepared by the City of Ontario for the West Haven Specific Plan, in accordance with the California Environmental Quality Act (CEQA) and City requirements, will provide a more detailed analysis of potential environmental impacts associated with the specific development project proposed for the Project Site. The EIR prepared for the West Haven Specific Plan should address the potential environmental factors associated with the project and recommend mitigation measures to reduce impacts to a less than significant level. The EIR will be prepared to fulfill the requirement for environmental determinations for all subsequent discretionary and ministerial applications for development within the West Haven Specific Plan. The City of Ontario will prepare a Fiscal Impact Analysis to accompany the

EIR for the Specific Plan to determine the project's fiscal impact.

1.8 Severance

If any regulation, condition, program or portion of the West Haven Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct and independent provisions and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining portions and provisions therein.