

SECTION 3 LAND USE PLAN

3.1 Land Use Plan Description

The West Haven Specific Plan is designed as a high quality, master-planned community. Through strong cohesive community design, the West Haven Specific Plan will offer a diverse, convenient living environment for its residents. The West Haven community amenities include expanded landscaped parkways and Neighborhood Edges, which will accommodate pedestrian and bicycle paths, as appropriate. In addition, a paseo system will provide recreational opportunities and alternative modes of transportation (pedestrian and bicycle) through the site, within the Southern California Gas and the Southern California Edison Easements, both on-site and offsite and within the various Planning Areas. Another significant feature of the proposed plan is the Neighborhood Center. Located at the southwest corner of Haven Avenue and Riverside Drive, designated as Planning Area 2, the Neighborhood Center provides service and retail shopping amenities for local residents. The Neighborhood Center is proposed to include approximately 87,000 square feet of commercial, public and quasi-public uses.

The West Haven community will be identified and unified through design elements, which includes architecture, signage, landscaping, color, walls, fencing and entry treatments. Variability of design will be allowed so individual neighborhoods, within the overall community, can establish individual design character, yet maintain compatibility with the West Haven master plan.

The “*West Haven Land Use Plan*” is illustrated in *Exhibit 3-1*. The Project Site has been divided into eight (8) Planning Areas. The boundaries of the Planning Areas were dictated by current property ownerships combined with different and distinctive types of land uses and residential densities to be developed within the West Haven Specific Plan. For specific information regarding development within each of the eight (8) individual Planning Areas, please refer to *Section 8, “Design Guidelines”* and *Section 9, “Development Standards.”* The proposed land uses are outlined in the following subsections:

3.1.1 Residential

The West Haven Specific Plan residential densities range from Dwelling Units (DU)/Net Acre to 6.78 DU/Net Acre as depicted on *Table 3-1, “Land Use Summary.”* Currently, 1,142 dwelling units re proposed on approximately 157.72 residential allocation acres of land located within Planning Areas 1, 3, 4, 5, 7, and 8. It is anticipated that the detached residential homes will be located on lots between 2,800 and 6,300 square feet in addition to a variety of attached configurations. The architectural products include American Colonial, Italianate, American Farmhouse, Craftsman, East Coast Traditional, French Country, Monterey, Spanish, Plantation, and West Coast Traditional. *Refer to Section 8.2.3, “West Haven Architectural Styles”* for more details.

3.1.2 Neighborhood Center

The West Haven community will contain a “Neighborhood Center” on approximately 11.7 gross acres.

The Neighborhood Center is proposed to include an approximate 87,000 square feet of gross leaseable area which will support a supermarket, restaurants, retail shops, personal, professional and financial services and community and cultural facilities.

3.1.3 Greenbelt/Paseos and Landscaped Neighborhood Edges

The proposed Project Site will include a system of greenbelt/paseos, Neighborhood Edges and internal paseos containing pedestrian links. The paseos and edges link the West Haven community’s neighborhoods to each other while providing alternative modes of travel (pedestrian, bicycle, etc.) to major destination points (schools, recreation facilities and the Neighborhood Center) within the community. The paseos generally follow existing easement corridors. Major roadways, shown on the West Haven Specific Plan, will also have Neighborhood Edges (expanded parkways), as described in *Section 4, “Circulation Plan.”* The greenbelt/paseo and Neighborhood Edge system will provide a major aesthetic and unifying amenity for the entire project. Multi-use trails will be provided along Haven Avenue and within the paseo system.

SECTION 3 • Land Use Plan

LEGEND

-  NEIGHBORHOOD ENTRIES
-  MAJOR ENTRIES
-  SECONDARY ENTRIES
-  PASEO/PARK CONNECTIONS
-  PASEO WITHIN WEST HAVEN BOUNDARY
-  PASEO OUTSIDE OF WEST HAVEN BOUNDARY
-  CONCEPT POCKET PARK LOCATIONS
-  STREET ϕ & R/W



Not To Scale



Exhibit 3-1: WEST HAVEN LAND USE PLAN

SECTION 3 • Land Use Plan

Land Use	Dwelling Units	Gross Acres (1)	Dwelling Units / Gross Acres	Net Acres (2)
<i>Residential Uses</i>				
PA 1 (Detached Courtyard and Attached Homes)	451 DU	28.52 AC	15.81 DU/AC	
PA 3 (Detached and Attached Homes)	203 DU	19.17 AC	10.01 DU/AC	
PA 4 (3,825 SF Lots)	102 DU	19.73 AC	5.16 DU/AC	
PA 5 (2,800 SF “Lane Loaded” & 5,100 SF Lots)	149 DU	30.56 AC	4.88 DU/AC	
PA 7 (4,250 SF Lots)	94 DU	29.00 AC	3.24 DU/AC	
PA 8 (5,250 SF & 6,300 SF Lots)	143 DU	30.74 AC	4.65 DU/AC	
Residential Uses Total	1,142 DU	157.72 AC	4.43 7.52 DU/AC	
<i>Community Facility Uses</i>				
PA 2 (Neighborhood Center Commercial)		11.74 AC		9.25 AC
PA 6 (School)		12.45 AC		9.80 AC
Community Facility Uses Total		24.19 AC		19.05 AC
<i>Other Uses</i>				
Master Planned Roadways				13.00 AC
Neighborhood Edge Buffers				3.90 AC
SCE & SCG Easements				25.10 AC
SCE Fee Owned Parcel		2.69 AC		2.04 AC
Old Schaefer R/W (To Be Abandoned)				1.30 AC
Other Uses Total		2.69 AC		45.34 AC
Project Total	753 1,142 DU	202.00 Gross AC	3.73 7.52 DU/ Gross AC	

(1) Gross Acres as calculated to street centerlines, including all easements.

Note: Refer to Table 1-1, “Residential Density,” for City defined Residential Gross Density.

Table 3-1: LAND USE SUMMARY (As Amended 2023)

SECTION 3 • Land Use Plan

3.1.4 School Facility

Ten (10) net acres will be set aside for an elementary school site. The elementary school site is designated as Planning Area 7. Local streets, as well as the proposed paseo system, will provide access. Mountain View School District selected this site as their primary location for the elementary school.

3.1.5 Streets

Master planned streets will be constructed or improved in conjunction with the development of the proposed Project Site. On-site traffic will be directed to a hierarchical backbone master planned roadway system consisting of Divided Arterial Parkway 2-2 (Haven Avenue), Standard Arterial (Riverside Drive) and Collector streets (Turner and Chino Avenues) per the City of Ontario's *New Model Colony General Plan* exhibit, "Circulation Plan and Roadway Classifications" (Figure 4-14).

3.2 Specific Plan Design Objectives

Throughout the planning of the West Haven Specific Plan, the underlying design philosophy has been to create a community character and quality that reflects the characteristics of the region, the goals of the TOP and its surrounding community. The integration of site planning, architecture and landscape principles into neighborhood design is a fundamental goal for the West Haven community. **Section 8, "Design Guidelines"** and **Section 9, "Development Standards"** of this document includes a detailed discussion of the Design Criteria for the West Haven Specific Plan. Neighborhood Design Objectives include the following:

1. To ensure that the development of the project addresses pertinent TOP policies and objectives.
2. To establish a unique character for the West Haven Specific Plan area through the implementation of Design Guidelines and Development Standards specifically prepared for the development.
3. Create a high standard in neighborhood design and implement the standards consistently over the entire neighborhood.
4. To provide an integrated, quality Single-Family Planned Residential community of appropriate density and lot size within the Project Site, supported by open space, landscaped paseos and recreational uses.
5. To provide six (6) distinct yet blended residential neighborhoods with a variety of single-family and attached housing types, architectural styles and quality materials.
6. Provide small-scale intimate neighborhoods.
7. To create sub-neighborhoods within each community through varying distinguished housing themes.
8. Create attractive and comfortable streetscenes and streetscape.
9. 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 community paseo linking all areas of the site and connecting recreation spaces within the community.
 - b. Creation of a primary entry at the intersection of Haven Avenue and Riverside Drive.
 - c. Formal secondary entries will be constructed at the intersection of Haven and Chino Avenues.
10. To include enhanced landscaped streetscape and sidewalk connections, via Neighborhood Edges. This will provide alternative pedestrian connections parallel with Riverside Drive, Haven, Turner and Chino Avenues.
11. Provide "local" open space (pocket parks) where neighbors can meet and children can play.
12. To incorporate active recreation sites for residential and communities linked by the community paseo system.
13. Reduce the appearance of "mass production" and "urban sprawl" in housing.
14. Create neighborhood designs that integrate architecture, site planning and landscape.
15. To provide for adequate planning, financing and implementation mechanisms for infrastructure and community facilities to serve the master planned community.

16. To establish appropriate relationships with future, adjacent commercial and residential land uses as illustrated on the *SOI GPA Figure 3-5, "Land Use Concept Plan."*
 17. The project will comply with the requirements of the San Bernardino County Regional Water Quality Management plan through Site Design principles, Source Control measures and Treatment Control technology.
 18. To integrate proposed retail commercial areas into the community fabric via pedestrian paseos and shared walkways.
 19. To provide well-integrated retail and commercial areas, adjacent to the intersection of Riverside Drive and Haven Avenue within the Project Site, allowing community residents' convenient pedestrian access to employment opportunities and day-to-day shopping and service establishments.
 20. To locate the 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.
2. The West Haven Specific Plan shall be developed to a maximum of 1,142 dwelling units on approximately 151.9 residential Gross Acres (as depicted on *Table 1-1, "Residential Density"*) and approximately 11.7 gross acres of Neighborhood Center.
 3. Future uses shall be defined by the Development Standards established for this Specific Plan and will be entitled by tentative maps, development plans and use permits, as appropriate.
 4. The development of the property shall be in accordance with the mandatory requirements of all City of Ontario and state laws and shall conform substantially with the approved West Haven Specific Plan as filed in the office of the City of Ontario Planning Department, unless otherwise amended.
 5. Any development standard not addressed in the West Haven Specific Plan shall be subject to the City of Ontario Development Code.
 6. An environmental assessment, pursuant to the California Environmental Quality Act (CEQA), may be required for each tentative map, development plan, Specific Plan Amendment or any other discretionary permit required to implement the West Haven Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for this Specific Plan.
 7. Tentative maps shall be prepared in conformance with the Development Standards and Design Guidelines contained in this Specific Plan.
 8. A Specific Plan Amendment may be required, as determined by the City of Ontario Planning Department, with a subsequent development application, if the proposed use varies substantially from the uses provided for by the Development Standards and Design Guidelines established by the West Haven Specific Plan.
 9. Design features, such as special architectural treatments, perimeter and interior landscaping and walls and buffering of parking lot/loading zone areas shall be incorporated into project design to minimize any potential conflict between commercial uses and abutting residential development.

3.3 General Development Standards for Specific Plan Land Uses

The West Haven Specific Plan project is a combination of residential, commercial, open space and community uses and an extension of existing and planned development occurring in the Ontario Ranch area of Ontario. The specific land uses described will require infrastructure, public services and facilities and special techniques in each Planning Area to accommodate the uses proposed and to provide adequate circulation to neighboring uses.

Project-wide Development Standards have been prepared to manage implementation of general or unique conditions in each Planning Area. General standards are listed below. Specific Planning Area standards are detailed in *Section 9, "Development Standards."*

1. Generally, the uses permitted shall include residential, commercial, recreation, school, open space and circulation.

SECTION 3 • Land Use Plan

10. The proposed elementary school site location has been reviewed and conceptually approved through meetings with the Mountain View School District as the lead agency. Final approval, however, must be obtained from the state.
 11. Final development densities for each Planning Area shall be determined through the appropriate development application based upon, but not limited to the following:
 - a. Adequate availability of utility services.
 - b. Adequate access and circulation.
 - c. Innovation in housing types, design or opportunities.
 - d. Sensitivity to neighborhood design through appropriate lot and street layouts.
 - e. Compliance with Development Standards and Design Guidelines.
12. All plans for proposed Public Park facilities shall be reviewed and approved by the City of Ontario Planning Director and Public Works Director or his designee prior to approval of the respective final map.
13. For the security and safety of future residents and users, any subsequent application for development within the West Haven Specific Plan, shall incorporate the following design concepts into site plans for individual planning areas:
 - a. Adequate circulation for emergency and safety personnel and vehicles.
 - b. Lighting of streets, walkways, bikeways, commercial areas and safety lighting within the various park facilities.
 - c. Visibility of doors and windows from the street.
 - d. Fencing heights and materials, including landscaping, that address security needs.
14. Overall project density shall not be exceeded.
15. The project shall comply with all City of Ontario curb-side recycling programs.
16. A preliminary noise study shall be included in the EIR, identifying potential mitigation measures. A final study shall be done at Final Map phase to identify those noise attenuation devices, such as fence types and construction materials, to mitigate noise from the surrounding roads to ensure the development is in compliance with the TOP residential noise standards at buildout conditions.