

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 Ontario Plan (TOP) 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 Medium Density
- Residential Low Density
- Neighborhood Center
- Elementary School

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 TOP.

Following adoption by the City of Ontario of the Ontario Ranch General Plan Amendment (GPA), 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 Ontario Ranch General Plan land uses.

The West Haven Specific Plan is designed to meet the requirements of the California Government Code and The Ontario Ranch 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.

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1.3 Background

The West Haven Specific Plan mixed residential and commercial community is located in the City of Ontario, in what was formerly the City of Ontario Sphere of Influence (SOI). Refer to *Exhibit 1-1, "Regional Context Map"* and *Exhibit 1-2, "Vicinity Map."*

On January 7, 1998, the Ontario City Council adopted the Sphere of Influence General Plan Amendment for the 8,069-acre area known as the "The New Model Colony" (NMC). On November 30, 1999, the area was annexed into the City of Ontario. The New Model Colony General Plan provided the framework to create a high-quality environment where residents will live, work and play. The area was divided into 30 subareas, each requiring the preparation of a specific plan reflecting the unique goals and qualities of each

area. In this way, each subarea could be part of the overall New Model Colony but retain a sense of individuality.

Following the adoption of the New Model Colony General Plan, 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.

On January 26th, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City's new business plan and includes a long-term Vision and a principle based Policy Plan (General Plan). The City's Policy Plan, which acts as the City's General Plan, designates (Policy

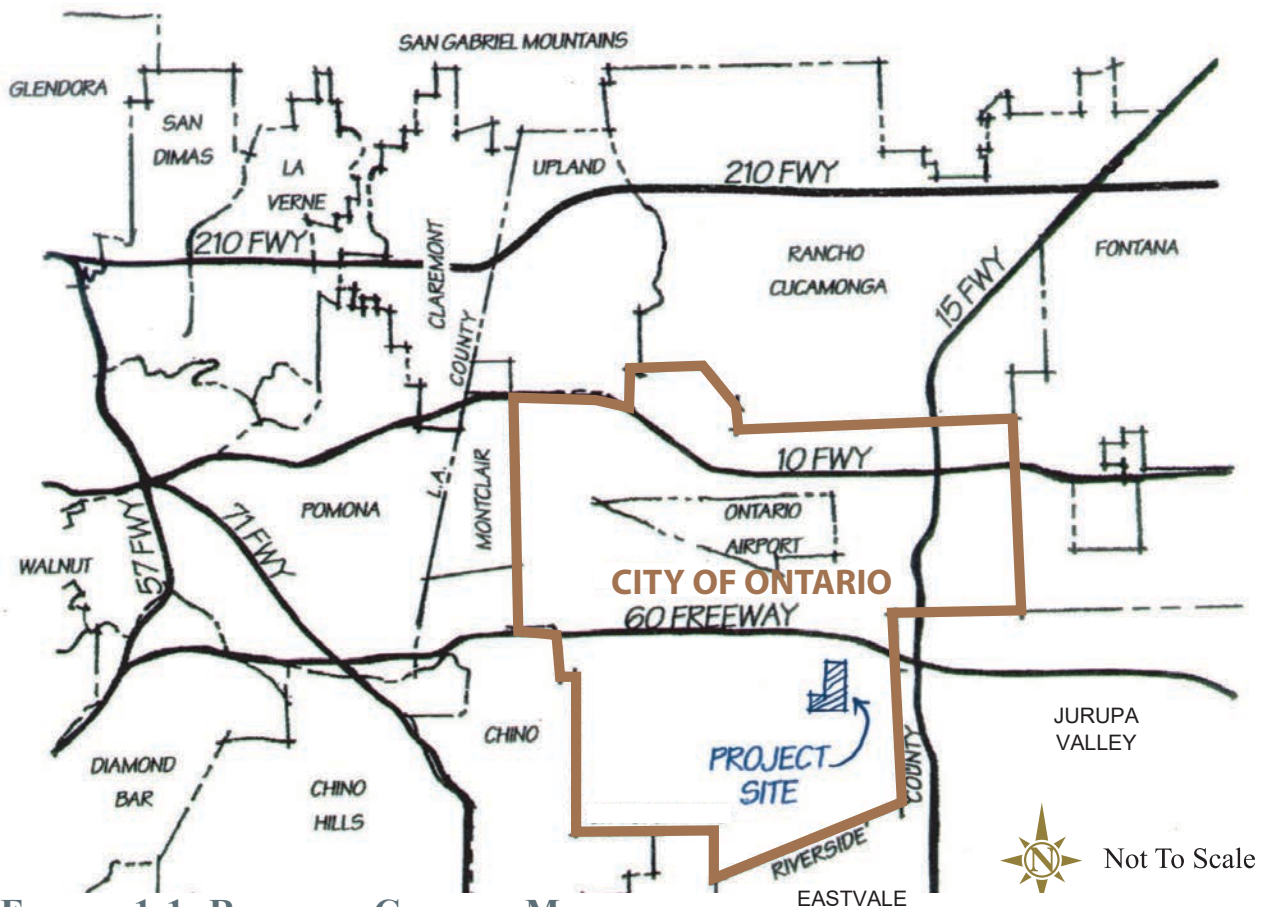


EXHIBIT 1-1: REGIONAL CONTEXT MAP

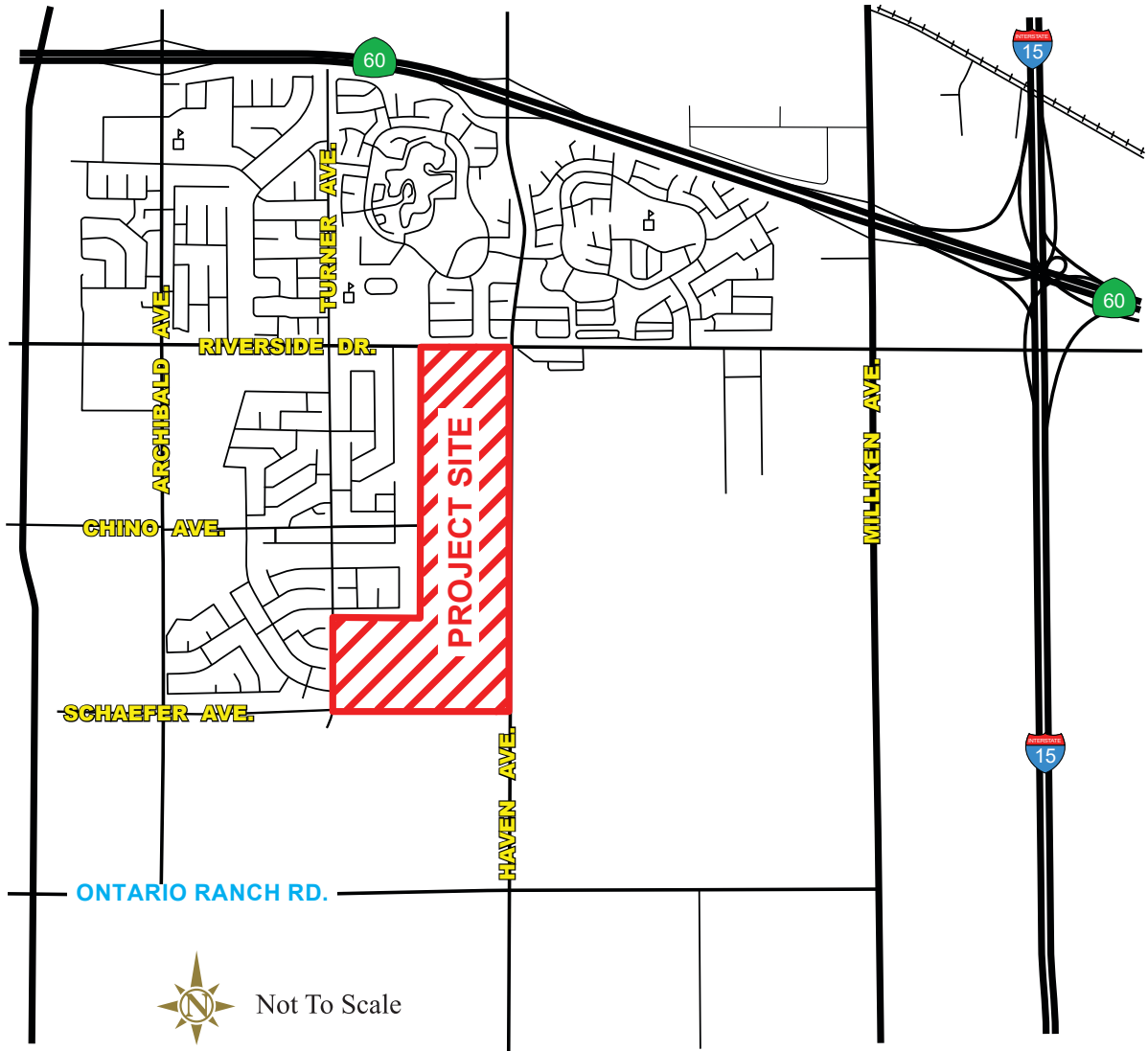


EXHIBIT 1-2: VICINITY MAP

Plan Exhibit LU-1 - Land Use Plan) the project site for development of Low Density Residential (2.1-5.0 dwelling units per acre), Low Medium Residential (5.1-11.0 dwelling units per acre), Medium Density Residential (11.1-25.0 dwelling units per acre), Neighborhood Commercial, Public Schools, and Open Space- Parkland, as illustrated on Exhibit 1-4, “Policy Plan Land Use Map.”

Refer to *Exhibit 1-4, Policy Plan Land Use Plan* 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 1,284 dwelling units on approximately 157.72 residential acres; Neighborhood Center on approximately 11.7 gross acres, an elementary school site on 10 net acres, 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.

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OWNERSHIP & (DEVELOPER)

- ①A WEST HAVEN 27, LLC .
- ①B PREMIER INVESTMENT ENTERPRISES INC.
- ② JH BRAY / HCW LATHROP (RICHLAND)
- ③ KB HOME
- ④ LHC ONTARIO HOLDINGS (RICHLAND)
- ⑤ COMPLETE
- ⑥ SOUTHERN CALIF. EDISON

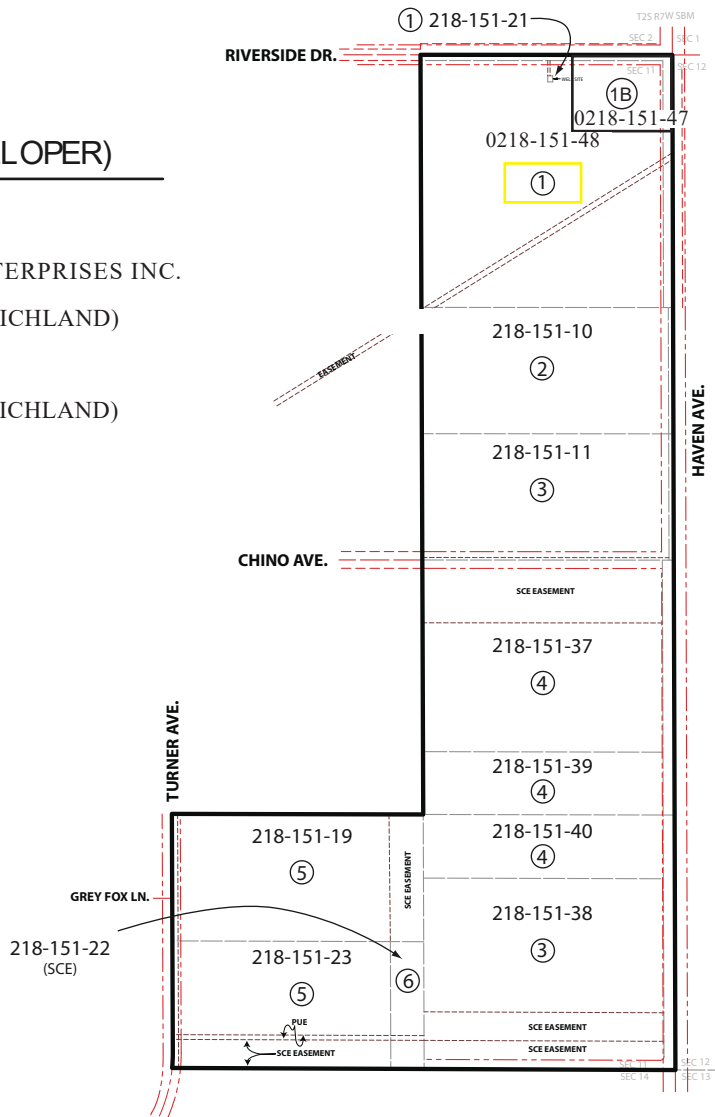
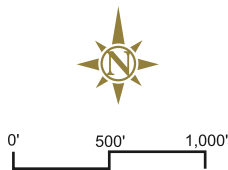







EXHIBIT 1-3: EXISTING ASSESSOR'S PARCELS, DEVELOPERS, AND PROPERTY OWNERSHIP

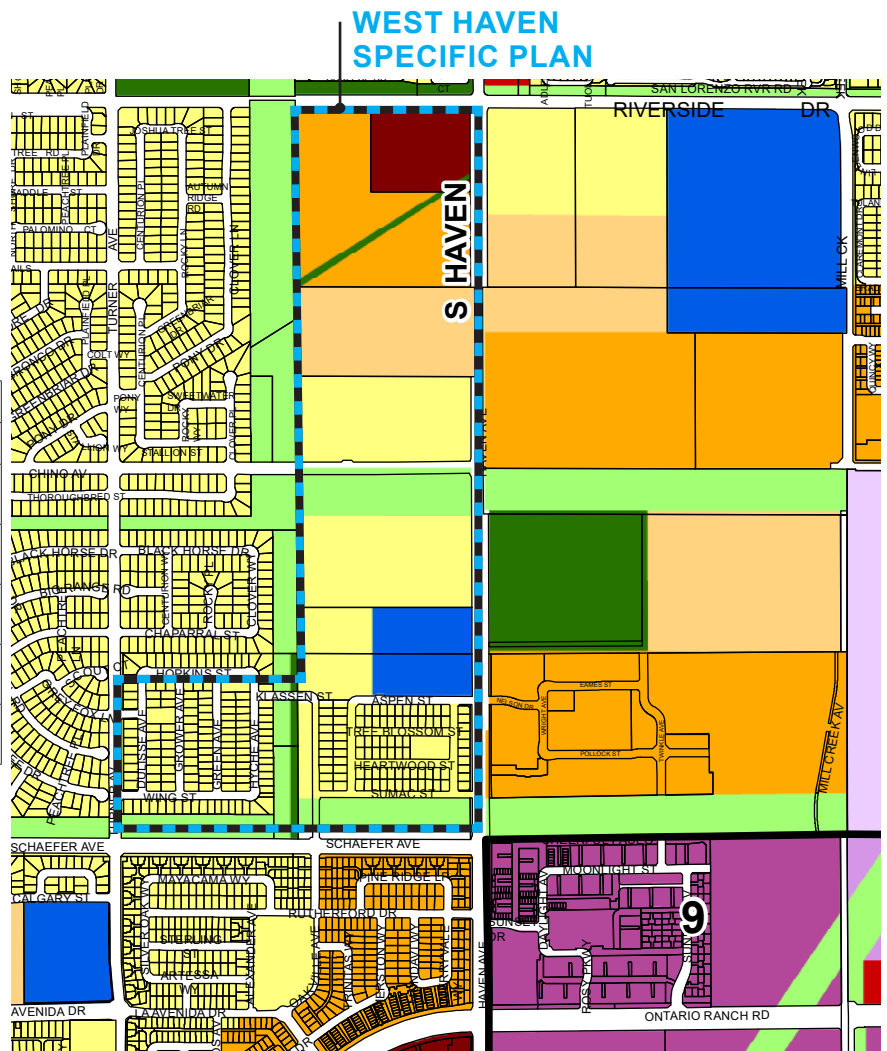
The Ontario Plan establishes a bike route system connecting the West Haven Specific Plan to planned bike routes within the remainder of Ontario Ranch. A Class I Bike Path is designated to be included within the improved right-of-way of Haven Avenue and within the north-south Edison Easement and fee owned property 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 The Ontario 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 monumentation will be constructed at the intersection of Haven and Chino Avenues at both northwesterly and southwesterly corners.

TOP Policy Plan Land Use Breakdown		
Land Use	Acres	Units
Low Density Residential (2.1–5.0 du/ac) – Assumed Density 4.5 du/ac	110.03	495
Low Medium Density Residential (5.1–11 du/ac) – Assumed Density 8.5 du/ac	19.17	162
Medium Density Residential (11.1–25 du/ac) – Assumed Density 22 du/ac	28.52	627
Neighborhood Commercial (0.4 FAR)	11.74	
Total	169.46	1,284

Legend	
Residential	
	Rural (0-2 du/ac)
	Low Density (2.1-5 du/ac)
	Low-Medium Density (5.1-11 du/ac)
	Medium Density (11.1-25 du/ac)
	High Density (25.1-45 du/ac)



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: Policy Plan Land Use Plan (As Amended 2023)

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PA	TOP Land Use	Residential Gross AC	Overall DU	Overall Density
1(a)**		21.85 AC	93 DU	4.26 DU/AC
1(b)**		6.67 AC	80 DU	11.99 DU/AC
1	MDR	28.52 AC	451 DU	15.81 DU/AC
3	LMDR	19.17 AC	92 DU 203 DU	4.57 -10.01 DU/AC
4	LDR	19.73 AC	102 DU	5.16 DU/AC
5	LDR	30.56 AC	149 DU	4.88 DU/AC
7	LDR	29.00 AC	94 DU	3.24 DU/AC
8	LDR	30.74 AC	143 DU	4.65 DU/AC
Total		157.72 AC	1,142 DU	7.52 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).

*** 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 (As Amended 2022)

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.
- 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 Ontario Ranch 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 The Ontario 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 TOP, the City of Ontario certified a program level Environmental Impact Report identifying environmental impacts associated with the activities proposed for Ontario Ranch 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

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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.