

SECTION 2

PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 LOCATION

The West Haven Specific Plan is identified as the 80 acres of Subarea 6 and the 122 acres of Subarea 12 located in the northeast quadrant of the 8,200-acre NMC in the City of Ontario. Figure 2-1, *Regional Location Map*, features the regional vicinity of the proposed Project within the County of San Bernardino, California. The site is located north of Edison Avenue, south of Riverside Drive, east of Turner Avenue, and west of Haven Avenue. Figure 2-2, *Project Location Map*, features the local vicinity of the proposed Project. Access to the Project site is currently available from Haven Avenue. Chino Avenue provides secondary access on the west and Riverside Drive provides local access on the north. Interstate 15 (I-15) and State Route 60 (SR-60) provide regional access. The Project site is located fully within the City's NMC.

2.2 SITE PLANNING HISTORY

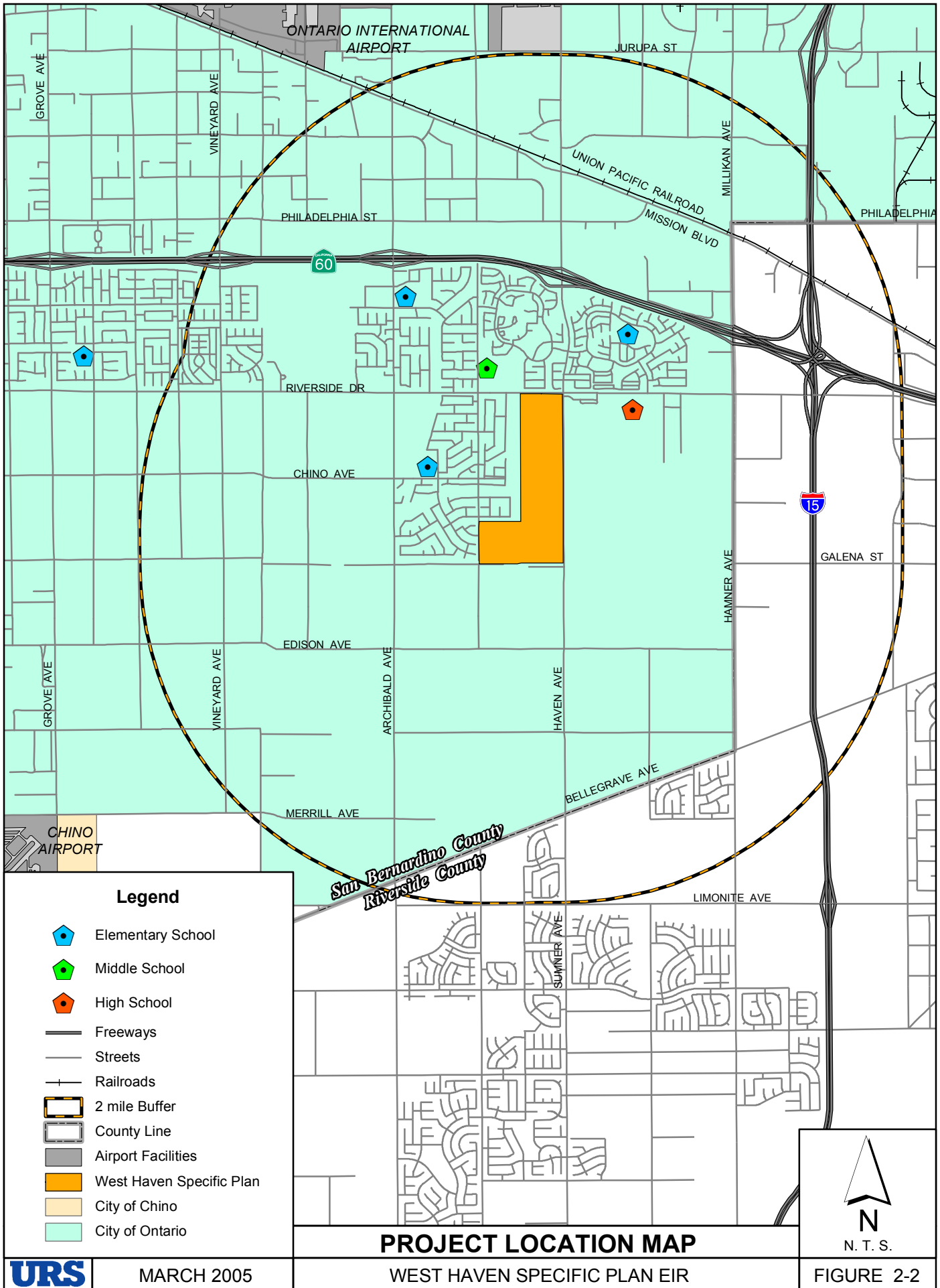
The Project site lies within the NMC area commonly referred to as the "Ag Preserve." The Ag Preserve was the last significant underdeveloped area in the San Bernardino Valley. In 1993, the County of San Bernardino Board of Supervisors voted to consider dissolving the Ag Preserve status, allowing the transition of the site's historically agricultural land use practices to other locations and, ultimately the development of this area in an urban setting.

On January 7, 1998, the City adopted the NMC GPA, an amendment to the City's 1992 General Plan, in preparation for the annexation of the 8,200-acre NMC. The intent of the NMC GPA is to provide for the City's long-term vision of a high-quality community where residents can live, work, and play within a sense of individual neighborhoods.

The Project site is part of this 8,200-acre NMC annexed by the City on November 30, 1999. The land has historically been used for agrarian land use purposes. These agricultural practices have included dairy farm operations, row crop production, and vineyards. Dairy farm operations are found throughout the Project site and ancillary uses such as feed lots, feed storage, dairy panels, feed crop growing areas, and residences associated with dairy farm operations are found within the NMC. A tree and plant nursery is also in operation within the site borders, 1,245 feet south of Riverside Drive. The Project site is bordered on the north by single-family residences and the Creekside Golf Course; to the south by dairy farm operations, and residences; to the east by dairy farm operations, crops, and residences; a utility corridor, and nursery to the west.

2.3 PROJECT CHARACTERISTICS

The Project is a comprehensive plan for the development of a mixed-use community. Table 2.3-1, *Project Summary*, below, presents a description of the West Haven Specific Plan's proposed land uses. The Project includes natural and landscaped open space, roadways, and infrastructure. The proposed Project also includes the extension of Chino Drive and Turner Avenue, and the widening of Haven Avenue. Figure 2.3-1, *Project Land Use Map*, features the location of neighborhood, major, and secondary entry access to the Project site. A primary landscape entry monumentation area is to be



Legend

-  Elementary School
-  Middle School
-  High School
-  Freeways
-  Streets
-  Railroads
-  2 mile Buffer
-  County Line
-  Airport Facilities
-  West Haven Specific Plan
-  City of Chino
-  City of Ontario



PROJECT LOCATION MAP

WEST HAVEN SPECIFIC PLAN EIR

FIGURE 2-2

constructed at the intersection of Riverside Drive and Haven Avenue. Secondary landscaped entry monuments will be constructed at the intersection of Haven and Chino Avenues at both northwesterly and southwesterly corners.

The City’s NMC GPA establishes a bike route system connecting the Project to planned bike routes throughout the remainder of the NMC. A Class I Bike Path is designated to be included within the improved right-of-way of Haven Avenue and within the east-west Southern California Edison Company (SCE) easement that comprises the southern boundary of the Project site. These bike paths are intended to eventually connect with the planned City Bike Route System consistent with the goals and objectives of the NMC GPA.

TABLE 2.3-1 PROJECT SUMMARY

| LAND USE | ACRES* | PERCENT OF TOTAL ACRES |
|---|---------------|-------------------------------|
| Residential** 753 units | 132.5± | 65.5% |
| Backbone Streets Right-of-Way | 13.0± | 6.4% |
| Additional Area for Neighborhood Edge | 3.9± | 1.9% |
| Existing Easements Within West Haven Boundary Minus Paseo Areas | 18.9± | 9.4% |
| 30 Foot Paseos / Pocket Park Within West Haven Boundary*** | 6.2± | 3.1% |
| Southern California Edison | 2.1± | 1.0% |
| Old Schaefer Right-of-Way | 1.4± | 0.7% |
| Park(s) | 5.0± | 2.5% |
| School | 9.8± | 4.9 |
| Neighborhood Commercial Center | 9.2± | 4.6 |
| Totals | 202.0 | 100% |

1. Total allowable dwelling units: 753 du.
 2. Total allowable dwelling units/residential acres: 5.2 du/allocation acres.
 3. Project totals: 202.0 ac/gr±; 3.7 du/ac; 753 du.
- * DU/AC is based on allocation acreage.
- ** Allocation acreage: gross acreage to backbone street centerlines, minus NMC master planned greenbelts and non-residential uses.
- *** An additional 2.6 acres of paseo area is to be developed as a part of this Project, within the adjacent SCE easement/property, but outside of the Project boundary.

Source: Data compiled by L.D. King (December, 2004).

All perimeter backbone and residential streets on the Project site will maintain uniform lighting standards to ensure Project consistency. All streets lights will be per City Standards and Regulations and will be in conformance with SCE requirements. All other lighting will be uniform and unobtrusive and will comply with City and Police Department Standards.

The proposed Project is subject to discretionary actions by the City. The anticipated approvals for the Project includes a Specific Plan, Development Agreement, a Tract Map, and a Site Plan. Additional Project information is available separately at the City of Ontario Planning Department.

2.3.1 Residential

A total of 753 single-family detached residential units are intended to be developed for the proposed Project. Table 2.3-2, *Residential Lot Development*, below presents a summary of the proposed lot sizes and number of units.

Table 2.3-2 Residential Lot Development

| Dwelling Units/Acre | Number of Units* | Residential Allocation Acreage |
|---------------------|------------------|--------------------------------|
| 4.6 DU/AC | 92 | 20.11 |
| 4.7 DU/AC** | 143 | 30.49 |
| 4.8 DU/AC | 96 | 20.10 |
| 4.9 DU/AC | 100 | 20.41 |
| 5.3 DU/AC | 145 | 27.22 |
| 6.2 DU/AC | 177 | 28.52 |
| Totals | 753 | 146.85 |

1. Total allowable dwelling units: 753 du.
 2. Total allowable dwelling units/residential acres: 5.2 du/allocation acres.
 3. Project totals: 202.0 ac/gr±; 3.7 du/ac; 753 du.
- * DU/AC is based on allocation acreage.
- ** Allocation acreage: gross acreage to backbone street centerlines, minus NMC master planned greenbelts and non-residential uses.

Source: Data compiled by L.D. King (December, 2004).

The single-family homes will be constructed on level graded pads, each with street access, proper drainage, and utility services. Site preparation will consist of clearing, grubbing, and mass grading consistent with the phasing plan. Street improvements, including vehicle travel lanes, curbs, sidewalks, gutters, as well as, underground utilities and parkway landscaping will be installed commensurate with adjacent development.

2.3.2 Neighborhood Commercial Center

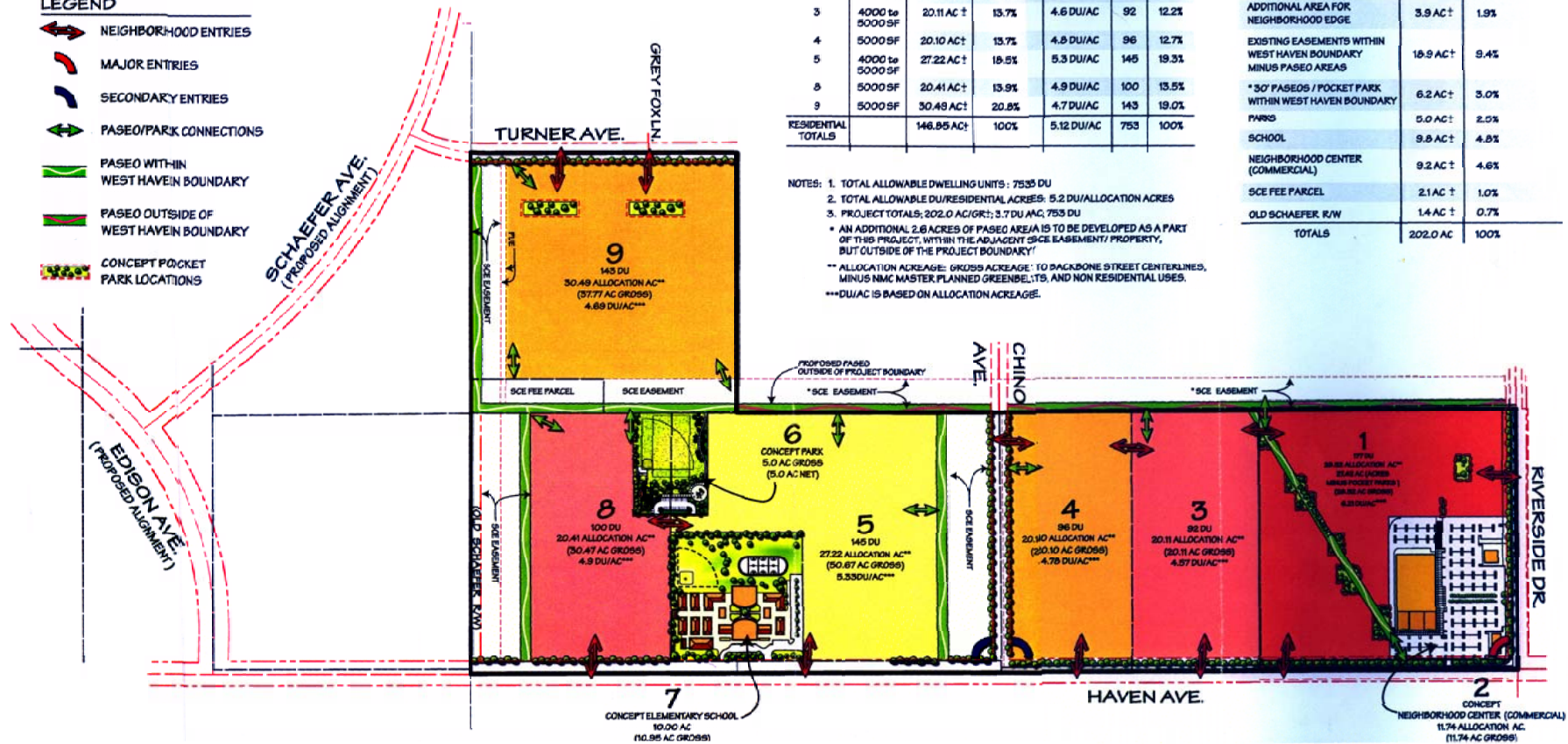
An approximate 9.2 acres Neighborhood Commercial Center will be constructed as part of the Project in Planning Area 2. The Neighborhood Commercial Center will be located at the corner of Riverside Drive and Haven Avenue, and is proposed to support a supermarket, restaurants, retail stores, personal, professional and financial services, in addition to community and cultural facilities.

The West Haven Specific Plan specifies the development standards for the Neighborhood Commercial Center within the master planned community. Table 2.3-4, identifies the *Neighborhood Commercial Center Development Standards*.

The Neighborhood Commercial Center will consist of 87,000 square feet of building area and a parking lot. The number of parking spaces, 476, is in compliance with City’s Development Code (L. D. King, December, 2004). Exterior light will be placed in planters located within or adjacent to parking areas and will be spaced so there is no conflict with parking lot trees. Lighting equipment will be located in planter areas so that it is screened from public view.

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



RESIDENTIAL SUMMARY

| PLANNING AREA | MINIMUM LOT SIZE OR RANGE | ALLOCATION ACREAGE | PERCENT OF TOTAL RESIDENTIAL ACREAGE | RESIDENTIAL DENSITY #/AC | TOTAL UNITS | PERCENT OF TOTAL UNITS |
|---------------------------|---------------------------|--------------------|--------------------------------------|--------------------------|-------------|------------------------|
| 1 | 3,000 SF | 26.52 AC † | 19.4% | 6.2 DU/AC | 177 | 23.5% |
| 3 | 4000 to 5000 SF | 20.11 AC † | 13.7% | 4.6 DU/AC | 92 | 12.2% |
| 4 | 5000 SF | 20.10 AC † | 13.7% | 4.8 DU/AC | 96 | 12.7% |
| 5 | 4000 to 5000 SF | 27.22 AC † | 18.5% | 5.3 DU/AC | 145 | 19.3% |
| 8 | 5000 SF | 20.41 AC † | 13.9% | 4.9 DU/AC | 100 | 13.5% |
| 9 | 5000 SF | 30.48 AC † | 20.8% | 4.7 DU/AC | 143 | 19.0% |
| RESIDENTIAL TOTALS | | 146.85 AC † | 100% | 5.12 DU/AC | 753 | 100% |

LAND USE SUMMARY

| LAND USE | ACREAGE | % OF TOTAL ACRES |
|---|-----------------|------------------|
| RESIDENTIAL USE | 132.5 AC † | 65.5% |
| BACKBONE STREETS R/W | 13.0 AC † | 6.4% |
| ADDITIONAL AREA FOR NEIGHBORHOOD EDGE | 3.9 AC † | 1.9% |
| EXISTING EASEMENTS WITHIN WEST HAVEN BOUNDARY MINUS PASEO AREAS | 18.9 AC † | 9.4% |
| * 30' PASEOS / POCKET PARK WITHIN WEST HAVEN BOUNDARY | 6.2 AC † | 3.0% |
| PARKS | 5.0 AC † | 2.0% |
| SCHOOL | 9.8 AC † | 4.8% |
| NEIGHBORHOOD CENTER (COMMERCIAL) | 9.2 AC † | 4.6% |
| SCE FEE PARCEL | 2.1 AC † | 1.0% |
| OLD SCHAEFER R/W | 1.4 AC † | 0.7% |
| TOTALS | 202.0 AC | 100% |

- NOTES: 1. TOTAL ALLOWABLE DWELLING UNITS: 753 DU
 2. TOTAL ALLOWABLE DU/RESIDENTIAL ACRES: 5.2 DU/ALLOCATION ACRES
 3. PROJECT TOTALS: 202.0 AC/GR; 3.7 DU/AC; 753 DU
 * AN ADDITIONAL 2.6 ACRES OF PASEO AREA IS TO BE DEVELOPED AS A PART OF THIS PROJECT, WITHIN THE ADJACENT SCE EASEMENT/ PROPERTY, BUT OUTSIDE OF THE PROJECT BOUNDARY.
 ** ALLOCATION ACREAGE: GROSS ACREAGE TO BACKBONE STREET CENTERLINES, MINUS NMC MASTER PLANNED GREENBELTS, AND NON RESIDENTIAL USES.
 *** DU/AC IS BASED ON ALLOCATION ACREAGE.

Source: L.D. King, 2004
 West Haven Specific Plan



N. T. S.

PROJECT LAND USE MAP

WEST HAVEN SPECIFIC PLAN EIR

Table 2.3-3 Neighborhood Commercial Center Development Standards

| Lot Dimensions | |
|--------------------------------|--|
| Minimum Lot Area | 1 acre |
| Minimum Lot Width | 100 feet |
| Minimum Lot Depth | 100 feet |
| Building Envelope | |
| Floor Area Ratio | Not to exceed 0.50 |
| Setback from Public Street | Minimum of 25 feet |
| Setback from Interior Lot Line | 0 feet from an interior lot line adjacent to commercial. 40 feet from an interior lot line adjacent to residential. |
| Building Height | 40 feet. Minor architectural features such as clock tower may not exceed height by maximum of 10 additional feet. |
| Building Separation | 10 feet between structures. |

Source: Data compiled by L. D. King (December, 2004).

2.3.3 Concept Neighborhood Park

A centrally located five-acre “Concept” Neighborhood Park will be built as part of the Project in Planning Area 6. The park is proposed to provide recreational facilities, a children’s play area, a sports field, a Public Restroom with lighting and jogging trails in addition to play equipment and amenities for both children and adults, including:

- ◆ Family Picnic;
- ◆ Public Restrooms (w/lighting);
- ◆ Parking Lot;
- ◆ Walkways;
- ◆ Open Turf Areas;
- ◆ Drinking Fountain;
- ◆ Benches;
- ◆ Trash Receptacles;
- ◆ Bicycle Parking Area; and
- ◆ Shade structures.

The Landscape Maintenance District (LMD) for the NMC will be responsible for maintenance of the five-acre “Concept” Neighborhood Park and all perimeter backbone streetscenes and neighborhood edges, from curb to residential property line, on the following Project streets:

- ◆ Riverside Drive;
- ◆ Haven Avenue;
- ◆ Turner Avenue; and
- ◆ Chino Avenue.

2.3.4 Parkway/Paseo and Neighborhood Edge System

The expanded parkway system will be located adjacent to the backbone and higher volume roadways. The parkway system will provide approximately 8.3 acres of additional park space. The pocket parks and paseos will be accessible to the public and will be maintained by either a Homeowners Association or the LMD.

The 30-foot wide landscaped paseo system will incorporate the existing on- and off-site SCE property and easements in addition to the Southern California Gas Company (SCG) easement, in order to provide a comprehensive network. The paseo network is proposed to run from the Project’s southern boundary, within the SCE parcel, north of Riverside Drive, within the adjacent off-site SCE easements. Branching from this north-south paseo are three east-west paseos.

The neighborhood edge system will be landscaped with turf, trees, and various additional plant materials. Community “theme” signage will be located adjacent to the edges. Sidewalks will be provided within the neighborhood edge. Additionally, the Class I Bike Path will ride along Haven Avenue. The location of the parkway/paseo and neighborhood edge systems are featured in Figure 2.3-1, *Project Land Use Map*.

2.3.5 Concept Elementary School

Ten acres will be set aside for a “concept” elementary school site. The “concept” elementary school site is designated for Planning Area 7. Haven Avenue, as well as the proposed paseo system, will provide access to the “concept” elementary school site. The Mountain View School District selected this particular site as the West Haven Specific Plan’s primary location for this school.

2.3.6 Circulation and Infrastructure

A circulation plan will be used to provide direct and convenient access to and from the proposed Project. A safe and efficient transportation network will accommodate individual residential planning areas, as well as employment and service land use, including the pedestrian and bicycle paseo/sidewalk system; in addition to Riverside Drive, a standard arterial street; Haven Avenue, a divided arterial parkway 2-2s; and, Turner and Chino Avenues, collector streets.

The Project’s infrastructure will be provided by the region’s current service providers including SCE, SCG, and Verizon telephone service. The City will provide water to the site through the Phillip Street and Francis Street Zone distribution mains. These mains are scheduled for improvement and interconnection with the Project. The Eastern Trunk Sewer will provide sewer service to the Project site. The sewer is scheduled to be completed by January 2007, a joint endeavor of the City’s and the Inland Empire Utilities Agency (IEUA). Solid waste will be collected and disposed of by City-appointed crews

of the City's Public Works Agency. The City sponsors a recycling program and encourages the diversion of special wastes such as tires and construction materials, and supports this ideal by utilizing a three-bin system to accommodate recyclables and green wastes.

2.3.7 Landscape Master Plan

Landscaping will be used to identify the hierarchy of street systems, distinguishing perimeter backbone roads and residential streets. Landscaping will be successfully implemented through the use of varying landscape texture, color, and materials to enhance the image of the West Haven Specific Plan community. Landscape design elements include both landscape and structural features that include community monuments at entry points; community walls and fences; creation of streetscenes through street design; median and neighborhood edge parkway landscapes; and, the relationship of the paseo system to recreational elements and homes. The detailed landscaping for the Project site and its street systems will be prepared by a licensed Landscape Architect, for review and approval by the appropriate City Departments.

2.3.8 Grading Plan

The existing Project site has a uniform slope of approximately 2 percent trending towards the southwest. The grading operation will generally consist of the removal of any manure left over from the dairy farm operations, clearing and grubbing, demolition of existing structures and moving surface soils to construct the residential and commercial building pads, and streets. The amount of removal and depth of overall excavation will vary depending on a tract's prior land use.

Grading plans for each tract in the Project site will be prepared by a Registered Civil Engineer and reviewed and approved by the City's Building, Planning and Engineering Departments prior to issuance of grading permits. All grading plans and activities will conform to the City Grading Ordinance's dust control and erosion control requirements.

2.3.9 Phasing Plan

Development phasing will be determined by the various applicants and real estate market conditions. Phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are incurred. Phasing sequencing is subject to change over time to respond to various factors and individual phases may overlap, or develop concurrently. Development will be implemented through City approval of the development plan permits, the tentative tract map, and conditional use permit(s).

The *Conceptual Phasing Schedule* featured in Figure 2.3-2, is based on the West Haven Land Use Plan. The phasing envelopes could change based on refinement during the tentative tract map approval stage, in addition, further off-site improvements may be identified by the City during the development plan review process. Any major deviations from the proposed Conceptual Phasing Schedule will be prepared and approved before the entitlement plans or tentative tract map are filed.

The timing for installation of community facilities and payment of impact fees for public services for the Project will be determined as part of the City's approval process in accordance with the provisions of the existing City fee ordinances. Community facilities, such as the Class I Bike Path, will be developed in conjunction with construction of the public street improvement. Those portions of the neighborhood

park, paseos, and open space areas adjacent to individual developments within each neighborhood will be constructed to provide the amenity as development progresses.

2.4 CUMULATIVE PROJECTS

CEQA Guidelines Section 15130(b) requires identification of related projects that together with a Project could have cumulative impacts on the natural and built environment. The proposed Project will accommodate the growth projected in the NMC GPA. Impacts resulting from this growth are discussed in the adopted EIR prepared for the NMC GPA, and are incorporated herein, by reference.

The Project site is located in the southwestern portion of San Bernardino County, within the limits of the City of Ontario. The Project’s key intersection consists of Riverside Drive to the north and Haven Avenue to the east. The surrounding area of the Project is urbanized with Creekside Residential development to the north and Colony High School to the east. There are approximately seven proposed projects within the vicinity that are similar in land use type and contribute to the cumulative effects to the NMC. Table 2.3.4, identifies the related projects within the surrounding area.

Table 2.3.4 Surrounding Projects

| Project | Land Use | Total |
|--|---|--|
| Edenglen Specific Plan Location: East of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential • Commercial | 584 DU 767,520 sq.ft. |
| Legacy Specific Plan Location: SEast of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential | 1,456 DU |
| Eastvale (Riverside Co.) Location: SEast of WHSP Status: Planned/Construction | <ul style="list-style-type: none"> • Residential • Educational • Public Facility • Parks | 17,221 DU 5,000 Students 20 acres 115 acres |
| Chino Preserve (Chino) Location: SWest of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential • Commercial • Light Industrial • Educational • Public Facility • Parks | 8,757 DU 1,324,400 sq ft 4,608,200 sq ft 500 Students 20 acres 245 acres |
| Hetinga Specific Plan Location: South of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential • Commercial • Educational • Parks | 1,937 DU 117,000 sq ft 2,751 Students 24 acres |
| Parkside Specific Plan Location: SWest of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential • Commercial • Public Facility • Government • Educational • Campus • Other Recreation | 4,740 DU 1,658,754 sq ft 30,000 sq ft 75,000 sq ft 4,076 Students 80 acres 255 acres |
| Countryside Specific Plan Location: West of WHSP Status: Planned | <ul style="list-style-type: none"> • Residential | |

2.5 PROPOSED PROJECT ALTERNATIVES

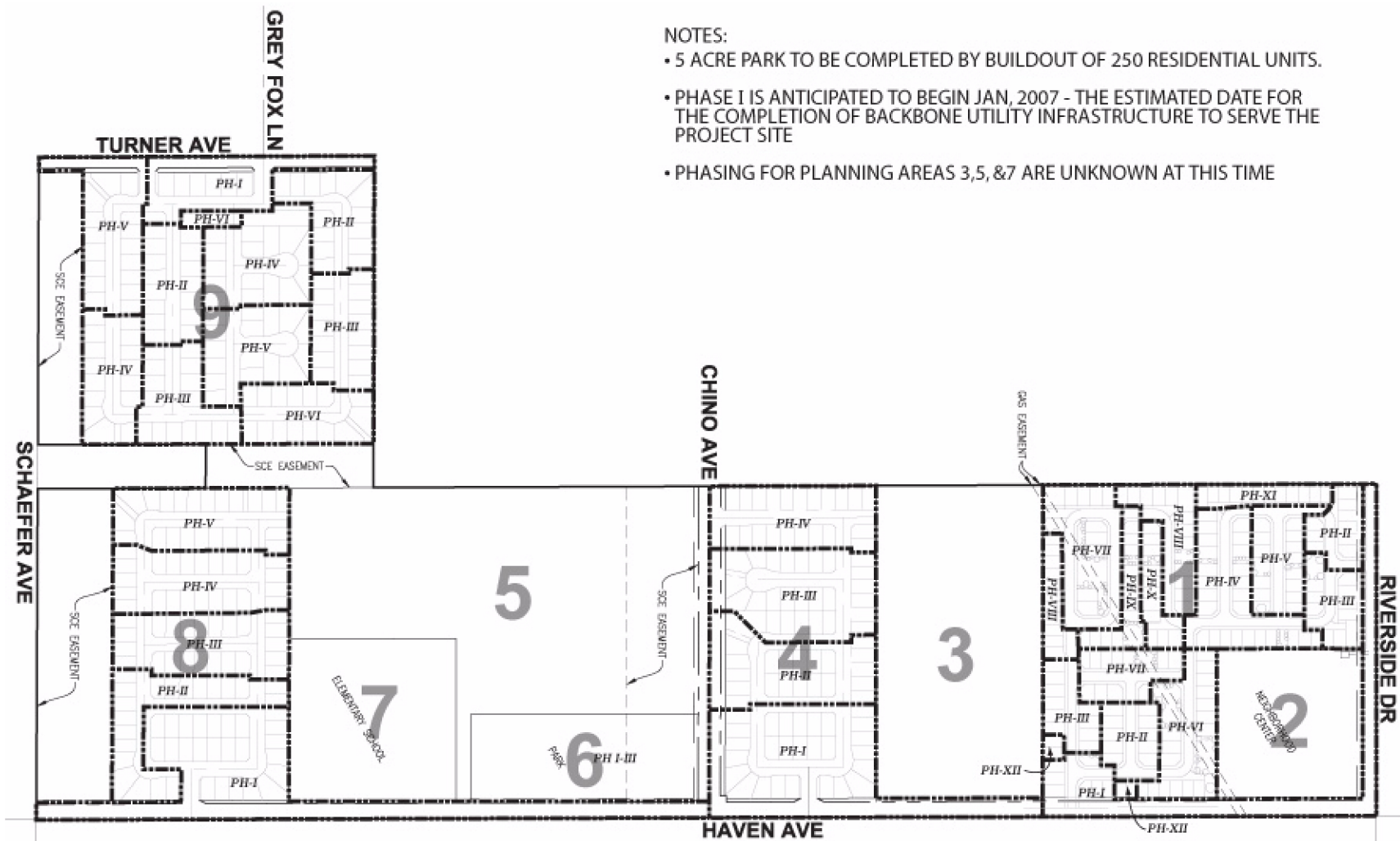
Pursuant to CEQA Guidelines Section 15126.6, a range of reasonable alternatives have been identified which will feasibly attain most of the basic objectives of the Project, but, will avoid or substantially lessen any of the significant impacts of the Project on the natural and built environment. The environmental impact analysis discussed in Section 3.0, *Setting, Impacts, Mitigation, and Significant Effects of the Project After Mitigation*, identifies the Project's significant effects on the natural and built environment. The Project Alternatives are evaluated in Section 6.0, and are briefly described below.

2.5.1 Alternative 1 - No Project/Existing NMC GPA

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate and analyze the impacts of the "No Project" Alternative. When the Project is the revision of an existing land use or regulatory plan, policy, or ongoing operation, the "No Project" Alternative will be the continuation of the plan, policy, or operation into the future. Therefore, the No Project/Existing NMC GPA Alternative, as required by the CEQA Guidelines, analyzes the effects or impacts of continued implementation of the existing NMC GPA. This Alternative assumes the existing NMC GPA remain the adopted long-range planning policy for the proposed Project area, and proposes development continues to occur within the NMC in accordance with the existing NMC GPA baseline conditions and future specific plans. Buildout pursuant to the existing NMC GPA will allow current development patterns to remain, although under this alternative, continuation of the current NMC GPA will not result in the designation of the West Haven Specific Plan. Therefore, under the "No Project/Existing NMC GPA" Alternative, the development of the proposed 202-acre master planned community will not occur. Consequently, the extension of Chino Drive and Turner Avenue, and the widening of Haven Avenue will not occur. Although this Alternative is the environmentally superior alternative, this Alternative does not meet the Project goals or objectives (refer to Section 1.2, *Proposed Project Goals and Objectives*).

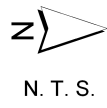
2.5.2 Alternative 2 Reduced Density

The "Reduced Density" Alternative considers the reduction of the number of residential units to be developed as part of the Project. However the 11.7 gross acres of commercial development (including 87,000 square feet of building area and a parking lot), a 10-acre "concept" elementary school, a 5-acre "concept" neighborhood park, and an approximate 8.8 acres of paseos and pocket parks throughout the Project area and the adjacent utility easements would still be developed as part of Alternative 2. This Alternative reduces the Project's total dwelling units from 753 units, to 565 units, and the proposed residential allocation from 146.85 acres to 110 acres. The future buildout associated with the NMC GPA, in combination with the "25 % Reduction in Units" Alternative, would reduce the approximately 31,200



- NOTES:
- 5 ACRE PARK TO BE COMPLETED BY BUILDOUT OF 250 RESIDENTIAL UNITS.
 - PHASE I IS ANTICIPATED TO BEGIN JAN, 2007 - THE ESTIMATED DATE FOR THE COMPLETION OF BACKBONE UTILITY INFRASTRUCTURE TO SERVE THE PROJECT SITE
 - PHASING FOR PLANNING AREAS 3,5, &7 ARE UNKNOWN AT THIS TIME

Source: L.D. King, 2004
West Haven Specific Plan



CONCEPT PHASING SCHEDULE



MARCH 2005

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FIGURE 2.3-2

residential units at buildout on 8,200 acres, to 23,400 residential units at buildout on 3,900 acres. This Alternative also allows for the extension of Chino Drive and Turner Avenue, the widening of Haven

Avenue, and the development and construction of the bike route system that connects the West Haven Specific Plan to planned bike routes throughout the remainder, or future builtout NMC, as well as to the planned City bike route system.

Alternative 2 alleviates 25 percent of the residential density and thus reduces the intensity of some of the environmental impacts proposed to be incurred by the proposed Project. In addition, this Alternative does meet some of the Project goals and objectives (refer to Section 1.2, *Proposed Project Goals and Objectives*).

2.5.3 Alternative 3 Increased Open Space w/ Dwelling Units

This Alternative proposes a “Increased Open Space with Proposed Project Dwelling Units (DU)” as the proposed Project (unit densities will be 4.6 du/ac with a 12 du/ac parcel). This Alternative also ensures that the development of the proposed Project addresses pertinent City NMC GPA policies and objectives. Alternative 3 encourages integration of open spaces with the mixed-use planned residential community and neighborhood commercial center of appropriate density and lot sizes (refer to Section 1.2, *Proposed Project Goals and Objectives*). Additionally, Alternative 3 complies with the City’s General Plan *Aesthetic, Cultural, Open Space and Recreational Resources* Element’s stated goal of “maintaining and enhancing open space resources of Ontario” (Goal 1.0).

2.5.4 Alternative 4 – Proposed Project

The Project is a comprehensive plan for the development of a mixed-use community. The Project includes natural and landscaped open space, roadways, and infrastructure. The proposed West Haven Specific Plan Project includes the development of a 202-acre master planned community encompassing 80 acres of Subarea 6 and 122 acres of Subarea 12 of the NMC. The Project will include Residential Low Density, Neighborhood Commercial, Concept Elementary School, and Concept Park land use designations. The Project includes development of 753 single-family detached units, 11.74 gross acres of commercial development, a greenbelt trail, 10-acre elementary school and 5-acre park. The Project also includes the extension of Chino Drive and Turner Avenue, and the widening of Haven Avenue. This Alternative meets all of the Project goals and objectives (refer to Section 1.2, *Proposed Project Goals and Objectives*). The impacts of the development of this Alternative are fully analyzed in Section 3, *Setting, Impacts, Mitigation, and Significant Effects of the Project after Mitigation*.