SECTION 10 IMPLEMENTATION

10.1 Introduction

The provisions contained herein are intended to regulate development within the West Haven Specific Plan community. These regulations provide for the development of uses described in the West Haven Specific Plan.

10.2 Phasing Concept

Phasing of the West Haven Specific Plan will meet the following objectives:

- The orderly build-out of the mixed-use community based upon market and economic conditions.
- The provision of adequate infrastructure and public facilities concurrent with development of each phase.
- The protection of public health, safety and welfare.

Development phasing within the West Haven Specific Plan will be determined by the various developers based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, community facilities and open space dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors and individual phases may overlap or develop concurrently. Development will be implemented through the approval, by the City, of Tentative Tract / parcel maps, conditional and permitted development plan permits.

The concept phasing is intended to provide flexibility to address the multiple ownerships, which to this date have not been organized into a single development entity. There is the possibility that all land use areas, within the Specific Plan Project site, will not be developed concurrently. The phasing concept addresses the lack of control over these properties by incorporating the uncontrolled properties into the last phase of development and creating an interim street and permanent utility improvements to serve the Planning Areas, which are developed first.

Contingent upon backbone utility availability, development of the current developer controlled Land Use Areas (1, 2, 4, 5, 8 and 9) shall not be dependent on the acquisition of, or concurrent development of the uncontrolled properties. If a Residential Planning Area cannot be developed, the development that is permitted will provide viable, future utility and circulation connections to the undeveloped properties, as necessary. This same consideration shall apply to the development of the Neighborhood Center Commercial Planning Area and the school site. By designing areas to be initially developed to accommodate future development, compliance with the goals and objectives of the Specific Plan will be assured.

It is likely that all or a portion of the off-site and project adjacent utilities will comprise the initial phase of development. Appropriate levels of infrastructure and community facilities will be installed, as required by the City, and public services will be available to serve each phase of residential and commercial development as it occurs. The developers of the Specific Plan will be responsible for the construction of these facilities.

10.2.1 Concept Phasing Schedule

The Concept Phasing is based on the ***"West Haven Land Use Plan," Exhibit 3-1,*** and ***Table 10-1, "Concept Phasing Schedule."*** The phasing could change, based on refinement during the tentative approval stage. Additional off-site improvements and/or on-site improvements may be required by the City as determined during the development review process. If major deviations from the proposed Concept Phasing Schedule are identified as a result of market changes or other unexpected circumstances, an amended phasing plan for that portion of the Specific Plan to be developed will be prepared and approved before tentative maps or entitlement plans are filed. See ***Table 10-1, "Concept Phasing Schedule"*** for projected timing and estimated build-out of each Planning Area by Phase, as submitted by the developers of each planning area.