FINAL ENVIRONMENTAL IMPACT REPORT

Volume II

SCH #2004071095

West Haven Specific Plan

(PSP03-006)

APPENDIX H

West Haven Draft Specific Plan

URS Corporation

DRAFT ENVIRONMENTAL IMPACT REPORT

Volume II

SCH #2004071095

West Haven Specific Plan

(PSP03-006)

APPENDIX H

West Haven Draft Specific Plan

URS Corporation

DRAFT ENVIRONMENTAL IMPACT REPORT
West Haven Specific Plan

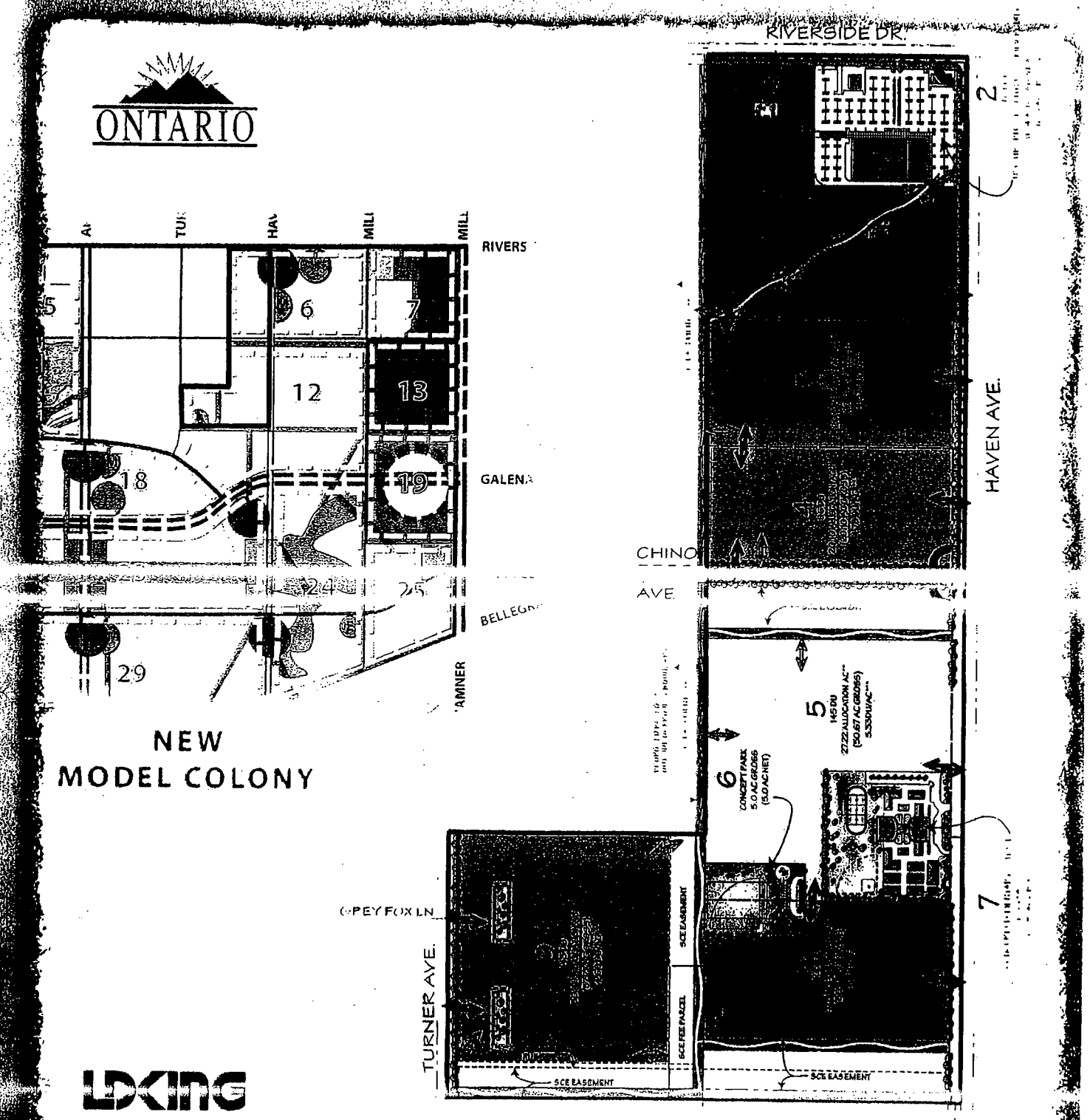
APPENDIX H

WEST HAVEN DRAFT SPECIFIC PLAN

URS

CENTEX HOMES
HIGHLAND COMMUNITIES, INC.
STRATHAM PROPERTIES, INC.

WEST HAVEN
Draft Specific Plan



NEW
MODEL COLONY

LDKING

PREPARED BY: LDKING ENGINEERS / PLANNERS / SURVEYORS, 215 Graven Ranch Center Way, Suite 100, Chino Hills, CA 91709 (909) 627-0700

TABLE OF CONTENTS

DESCRIPTION — PAGE

Section 1. Introduction 1-1

1.1 Specific Plan Purpose 1-1
1.2 Authority for the Specific Plan 1-1
1.3 Background 1-2
1.4 Project Description 1-6
1.5 West Haven Specific Plan Goals and Objectives 1-8
1.6 Relationship of the Specific Plan to the City of Ontario General Plan 1-9
1.7 CEQA Compliance 1-9
1.8 Servability 1-9

Section 2. Existing Project Site Conditions 2-1
2.1 Site History 2-1
2.2 Existing Project Site Conditions 2-1
2.2.1 Existing Land Use 2-1
2.2.2 Existing Environmental Conditions 2-4
2.2.2(a) Geology and Soils 2-4
2.2.2(b) Seismicity 2-4
2.2.2(c) Hydrology 2-5
2.2.2(d) Historic and Archeological 2-6
2.2.2(e) Biological 2-7
2.2.2(f) Paleontological 2-8
2.2.3 Property Ownership 2-9
2.2.4 Existing Circulation 2-9
2.2.5 Existing Infrastructure and Utilities 2-9
2.2.5(a) Existing Water 2-9
2.2.5(b) Existing Sewer 2-10
2.2.5(c) Existing Storm Drain 2-10
2.2.5(d) Existing Electricity 2-10
2.2.5(e) Existing Natural Gas 2-11
2.2.5(f) Existing Communication Systems 2-11
2.2.5(g) Existing Solid Waste 2-11
2.2.6 Existing General Plan Land Use and Zoning 2-11

DESCRIPTION PAGE

Section 3. Land Use Plan 3-1

3.1 Land Use Plan Description 3-1
3.1.1 Residential 3-1
3.1.2 Neighborhood Center 3-4
3.1.3 Greenbelt/Paseos and Landscaped Neighborhood Edges 3-4
3.1.4 School Facility 3-4
3.1.5 Neighborhood Park 3-4
3.1.6 Streets 3-5
3.2 Specific Plan Design Objectives 3-5
3.3 General Development Standards for Specific Plan Land Uses 3-6

Section 4. Circulation Plan 4-1

4.1 Circulation Plan Description 4-1
4.2 Vehicular Circulation 4-1
4.2.1 Divided Arterial Parkway 2-2 – Haven Avenue 4-3
4.2.2 Standard Arterial – Riverside Drive 4-5
4.2.3 Standard Arterial Street – Collector Street – Turner Avenue 4-7
4.2.4 Standard Arterial Street – Collector (Chino Avenue) 4-7
4.2.5 Primary Residential Entry Streets 4-7
4.2.6 Interior Streets, Alleys, and Cu-de-Sac Streets 4-11
4.3 Bicycle Plan 4-14

Section 5. Infrastructure and Public Services Plan 5-1

5.1 Electricity 5-1
5.2 Natural Gas 5-1
5.3 Communication Systems 5-2
5.4 Water 5-2
5.5 Sewer 5-2
5.6 Storm Drain 5-5
5.7 Reclaimed Water 5-5
5.8 Solid Waste 5-5
5.9 Fire Department Services 5-8
5.10 Police Department Services 5-8

DESCRIPTION PAGE

5.11 School Facilities 5-8
5.12 Libraries 5-8
5.13 Public Transportation 5-9

Section 6. Open Space and Recreation Plan 6-1

6.1 Open Space and Recreation Plan Description 6-1
6.1.1 Park and Recreational Opportunities 6-1
6.2 Open Space and Recreation Plan General Development Standards 6-3

Section 7. Grading Plan 7-1

7.1 Grading Plan Description 7-1
7.2 Grading Plan General Development Standards 7-1

Section 8. Landscaping Plan 8-1

8.1 Landscape Description 8-1
8.2 Landscape General Development Standards 8-1

Section 9. Design Guidelines 9-1

9.1 Landscaping Design Guidelines 9-1
9.1.1 Introduction 9-1
9.1.1(a) Landscape Concept 9-1
9.1.1(b) Pedestrian Environment 9-1
9.1.1(c) Recreation 9-1
9.1.1(d) Design Elements 9-3
9.1.2 Community and Neighborhood Streetscenes 9-3
9.1.2(a) Riverside Drive – Neighborhood Center Commercial Edge 9-3
9.1.2(b) Riverside Drive – Residential Edge 9-5
9.1.2(c) Haven Avenue – Neighborhood Center Commercial Edge 9-15
9.1.2(d) Haven Avenue – Residential Edge 9-17
9.1.2(e) Turner Avenue – Residential Edge 9-19

DESCRIPTION PAGE

9.1.2(f) Chino Avenue – Residential Edge 9-19
9.1.2(g) Chino Avenue – SCE Easement Edge 9-22
9.1.2(h) Residential Streets 9-23
9.1.2(i) Residential Entry Street 9-23
9.1.3 Community Edge Conditions and Boundaries 9-26
9.1.3(a) Neighborhood Center Commercial to Residential Edge 9-26
9.1.3(b) School to Residential Edge 9-28
9.2 Community Elements 9-28
9.2.1 Community Entry Monumentation - Introduction 9-28
9.2.1(a) Major Community Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner) 9-28
9.2.1(b) Typical Secondary Community Monumentation 9-31
9.2.1(c) Typical Neighborhood Entry 9-31
9.2.1(d) Neighborhood Center Commercial Entry Feature 9-34
9.2.2 Walls and Fences - Introduction 9-34
9.2.2(a) Residential Fencing 9-34
9.2.2(b) Neighborhood Center Commercial Fencing 9-38
9.2.3 Community Connections and Recreation 9-38
9.2.3(a) Five Acre Neighborhood Park 9-38
9.2.3(b) Community Connections 9-40
9.2.3(c) SCE Easement Paseo and Linear Parks 9-41
9.2.3(d) Gas Company Easement/Pocket Parks 9-41
9.2.3(e) Pocket Parks 9-46
9.2.4 Landscape Requirements 9-51
9.2.4(a) Residential 9-51
9.2.4(b) Commercial 9-51
9.2.5 Maintenance Responsibility 9-53
9.2.5(a) Homeowner 9-53
9.2.5(b) Homeowners Association 9-54
9.2.5(c) Landscape Maintenance District 9-54
9.2.5(d) Commercial Parcel Owner 9-54
9.2.6 Landscape Lighting 9-54
9.3 Plant Material Guidelines 9-56
9.3.1 Introduction 9-56
9.3.2 Planting Constraints 9-56

DESCRIPTION PAGE

9.3.3 Planting Schedule 9-57
9.3.4 Horticultural Soils Test Requirements 9-57
9.3.5 Irrigation 9-57
9.4 Residential Architectural Guidelines 9-58
9.4.1 Purpose 9-58
9.4.2 Design Intent 9-58
9.4.3 Architecture Forward Standards 9-59
9.4.4 Residential Architectural Styles 9-60
9.4.4(a) American Colonial (Neoclassical Revival) 9-60
9.4.4(b) American Farmhouse 9-62
9.4.4(c) Craftsman 9-63
9.4.4(d) East Coast Traditional (Colonial Revival) 9-64
9.4.4(e) French Country (French Eclectic Revival) 9-65
9.4.4(f) Monterey (Monterey Revival) 9-66
9.4.4(g) Spanish Colonial (Spanish Colonial Revival) 9-67
9.4.4(h) West Coast Traditional (Minimal Traditional) 9-68

9.5 Principle Design Guidelines 9-69
9.5.1 Plotting, Massing and General Neighborhood Criteria 9-70
9.5.1(a) Architecture Forward, Recessed Garages 9-70
9.5.1(b) Varied Front and Rear Yard Setbacks 9-70
9.5.1(c) Variable Lot Sizes 9-70
9.5.1(d) Neighborhood Edge Treatments 9-73
9.5.1(e) Paseo and Parkway Pedestrian Linkages 9-73
9.5.1(f) Entry Open Space Features 9-73
9.5.2 Garage Placement 9-73
9.5.2(a) Conventional Garage (Forward) Placement) 9-73
9.5.2(b) Shallow Recessed Garages 9-78
9.5.2(c) Mid Recessed Garages 9-78
9.5.2(d) Rear Access and Detached Garages 9-78
9.5.2(e) Side Entry Garages 9-78
9.5.2(f) Tandem and Three Car Garages 9-78
9.5.2(g) Mansion Corner Lot, Garages with Wrap Around Architecture 9-83
9.5.3 Building Elevations 9-83
9.5.3(a) Single Story Elements 9-83

DESCRIPTION PAGE

9.5.3(b) Roof Form 9-83
9.5.3(c) Corner Plotting 9-83
9.5.4 Secondary Exterior Elements 9-83
9.5.4(a) Appurtenant Structures 9-85
9.5.4(b) Antennas and Dishes 9-85
9.5.4(c) Awnings 9-85
9.5.4(d) Chimneys and Decorative Accents 9-85
9.5.4(e) Downspouts and Gutters 9-85
9.5.4(f) Garages and Doors 9-85
9.5.4(g) Mailboxes 9-85
9.5.4(h) Mechanical Equipment 9-86
9.5.4(i) Meters 9-86
9.5.4(j) Patio and Accessory Structures 9-86
9.5.4(k) Roof Flashing, Sheet Metals and Vents 9-86
9.5.4(l) Sky Lights 9-86
9.5.4(m) Stairs and Steps 9-86
9.5.4(n) Trash Containers 9-86
9.5.4(o) Walls and Fences 9-87
9.6 Neighborhood Center Commercial Architectural Guidelines 9-87
9.6.1 Siting and Orientation 9-88
9.6.2 Access and Parking Facilities 9-88
9.6.3 Service Facilities 9-89
9.6.4 Form, Scale and Massing 9-89
9.6.5 Architectural Styles and Features 9-90
9.6.6 Exterior Materials and Colors 9-92
9.6.7 Roof Forms and Materials 9-92
9.6.8 Walls and Fences 9-93
9.6.9 Accessory Structures and Services 9-93
9.6.10 Street/Plaza Furniture and Bus Shelters 9-94
9.6.11 Signage and Outdoor Lighting 9-94
9.6.12 Mechanical Equipment 9-96

Section 10. Development Standards 10-1

10.1 Introduction 10-1
10.2 Planning Objectives 10-1
10.2.1 Residential Unit Transfer between Planning Areas 10-4

PAGE

10.3 Planning Area Development Standards 10-4
10.3.1 Introduction 10-4
10.3.1(a) Planning Area 1: Residential Description 10-5
10.3.1(b) Planning Area 2: Neighborhood Center Description 10-7
10.3.1(c) Planning Area 3: Residential Description 10-7
10.3.1(d) Planning Area 4: Residential Description 10-9
10.3.1(e) Planning Area 5: Residential Description 10-10
10.3.1(f) Planning Area 6: Neighborhood Park Description 10-12
10.3.1(g) Planning Area 7: Elementary School Description 10-12
10.3.1(h) Planning Area 8: Residential Description 10-13
10.3.1(i) Planning Area 9: Residential Description 10-14
10.4 Residential Architectural Development Standards 10-14
10.5 Residential Signage 10-16
10.6 Neighborhood Center Commercial Development Standards 10-18
10.6.1 Neighborhood Center Commercial Designation Intent and Purpose 10-18
10.6.2 Neighborhood Center Commercial: Permitted and Conditional Uses 10-18
10.6.3 Development Standards 10-20
[illegible] ..... [illegible]
10.6.3(b) Building Envelope 10-22
10.6.3(c) Access and Parking Facilities 10-22
10.6.3(d) Parking Ratios 10-23
10.4.3(e) Service Facilities 10-23
10.6.3(f) Walls and Fences 10-24
10.6.3(g) Open Space 10-24
10.6.3(h) Landscape 10-25
10.6.3(i) Signage 10-25
10.6.3(j) Lighting 10-26
10.6.3(k) Streetscapes and Pedestrian Walkways 10-28

Section II. Implementation 11-1

11.1 Introduction 11-1
11.2 Phasing Concept 11-1
11.2.1 Concept Phasing Plan 11-2
11.2.2 Community Facilities and Services 11-2
11.3 Definition of Terms 11-2

PAGE

11.4 Applicability 11-5
11.5 Administration 11-5
11.6 Methods of Interpretation 11-5
11.7 Implementation 11-5
11.7.1 Specific Plan Revisions 11-5
11.7.2 Minor Adjustments in Substantial Conformance with the Specific Plan 11-6
11.7.3 Appeals 11-8
11.7.4 Development Permits 11-8
11.7.5 Subdivision Maps 11-8
11.8 Maintenance Responsibilities 11-8
11.8.1 City Maintenance 11-8
11.8.2 Special District 11-10
11.8.3 Homeowners Association 11-10
11.8.4 Private Homeowners and Commercial Business Property Owners 11-10
11.8.5 Utilities 11-10
11.9 General Plan Consistency 11-10

LIST OF EXHIBITS:

Section 1. Introduction

Exhibit 1-1 *Regional Context Map* 1-3
Exhibit 1-2 *Vicinity Map* 1-4
Exhibit 1-3 *Existing Assessor's Parcels, Developers and Property Ownership* 1-5
Exhibit 1-4 *Subareas 6 and 12 Residential Allocation Exhibit* 1-7

Section 2. Existing Project Site Conditions

Exhibit 2-1 *Existing West Haven Topography* 2-2
Exhibit 2-2 *Existing Onsite and Surrounding Land Uses* 2-3

Section 3. Land Use Plan

Exhibit 3-1 *West Haven Land Use Plan* 3-2

Section 4. Circulation Plan

Exhibit 4-1 *Circulation Plan and Entry Monumentation* 4-2
Exhibit 4-2 *West Haven – Divided Arterial 2-2 (Haven Avenue West)* 4-4
Exhibit 4-3 *Haven Avenue Proposed Interim Street Cross Section Locations* 4-5

LIST OF EXHIBITS (*continued*):

Exhibit 4-4 *West Haven Proposed Interim Street Cross Section* 4-6
Exhibit 4-5 *West Haven Standard Arterial (Riverside Drive South)* 4-8
Exhibit 4-6 *West Haven Collector Street (Turner Avenue and Chino Avenue)* 4-9
Exhibit 4-7 *West Haven Primary Residential Entry Streets* 4-10
Exhibit 4-8 *West Haven Interior Street* 4-12
Exhibit 4-9 *Alleys* 4-13
Exhibit 4-10 *Local Interior Street Tapers* 4-15
Exhibit 4-11 *Alley Tapers* 4-16

Section 5. Infrastructure and Public Services Plan

Exhibit 5-1 *Water System Improvements* 5-3
Exhibit 5-2 *Sewer System Improvements* 5-4
Exhibit 5-3 *Storm Drain System Improvements* 5-6
Exhibit 5-4 *Reclaimed Water System Improvements* 5-7

Section 7. Grading Plan

Exhibit 7-1 *Conceptual Grading Plan* 7-2

Section 9. Design Guidelines

Exhibit 9-1 *West Haven Conceptual Landscape Plan* 9-2
Exhibit 9-2 *Riverside Drive Streetscene at Neighborhood Center Commercial* 9-4
Exhibit 9-3 *Riverside Drive Streetscene at Residential* 9-14
Exhibit 9-4 *Haven Avenue Streetscene at Neighborhood Center Commercial* 9-16
Exhibit 9-5 *Haven Avenue Streetscene at Residential* 9-18
Exhibit 9-6 *Turner Avenue Streetscene at Residential* 9-20
Exhibit 9-7 *Chino Avenue Streetscene at Residential and SCE Easement* 9-21
Exhibit 9-8 *Typical Residential Streetscene* 9-24
Exhibit 9-9 *Residential Entry Streetscene* 9-25
Exhibit 9-10 *Neighborhood Center at Residential Edge* 9-27
Exhibit 9-11 *School at Residential Edge* 9-29
Exhibit 9-12 *Major Community Monumentation at Haven Avenue and Riverside Drive* 9-30
Exhibit 9-13 *Typical Secondary Community Monumentation* 9-32
Exhibit 9-14 *Typical Neighborhood Entry* 9-33
Exhibit 9-15 *Neighborhood Center Commercial Entry* 9-35
Exhibit 9-16 *Community Walls and Fences – Locations* 9-36
Exhibit 9-17 *Community Walls and Fences – Details* 9-37
Exhibit 9-18 *Five Acre Neighborhood Park Concept Plan* 9-39
Exhibit 9-19 *SCE Easement – Paseo and Linear Park Plan View* 9-42

LIST OF EXHIBITS (*continued*):

Section 9. Design Guidelines

Exhibit 9-20 *SCE Easement – Paseo and Linear Park Section* 9-43
Exhibit 9-21 *Typical Pocket Park within Gas Company Easement* 9-44
Exhibit 9-22 *Gas Easement / Pocket Park Edge* 9-45
Exhibit 9-23 *Typical Child Active Pocket Park* 9-47
Exhibit 9-24 *Typical Passive Pocket Park* 9-48
Exhibit 9-25 *Typical Adult Active Pocket Park* 9-49
Exhibit 9-26 *Typical Neighborhood Plan Landscape* 9-52
Exhibit 9-27 *Architectural Styles* 9-61
Exhibit 9-28 *Plotting and Massing Concept* 9-71
Exhibit 9-29 *Clustered Massing Concept* 9-72
Exhibit 9-30 *Edge Treatments within Residential* 9-74
Exhibit 9-31 *Paseo Connection Options* 9-75
Exhibit 9-32 *Entry Open Space Features* 9-76
Exhibit 9-33 *Conventional Garage (Forward) Placement* 9-77
Exhibit 9-34 *Shallow and Mid Recessed Garages* 9-79
Exhibit 9-35 *Rear Access and Detached Garages* 9-80
Exhibit 9-36 *Side Loaded Garage* 9-81
Exhibit 9-37 *Tandem and Three-Car Garages* 9-82
Exhibit 9-38 *Mansion Corner Lot* 9-84

Section 10. Development Standards

Exhibit 10-1 *Planning Area 1 – Conceptual Lotting* 10-6
Exhibit 10-2 *Planning Area 2 – Conceptual Neighborhood Center Site Plan* 10-8
Exhibit 10-3 *Planning Area 4 – Conceptual Lotting* 10-11
Exhibit 10-4 *Planning Area 9 – Conceptual Lotting* 10-15
Exhibit 10-5 *Alley Concept* 10-17
Exhibit 10-6 *Neighborhood Center Commercial Site Concept* 10-21
Exhibit 10-7 *Neighborhood Center Commercial Signage* 10-27

Section 11. Implementation

Exhibit 11-1 *Concept Phasing Plan* 11-3
Exhibit 11-2 *Project Review and Approval Chart* 11-7

LIST OF TABLES:

Table 3-1 *Residential Summary* 3-3
Table 9-1 *Community Plant List* 9-6
Table 10-1 *Detached Residential Single Family Development Standards* 10-2
Table 10-2 *Neighborhood Center commercial: Permitted and Conditional Uses* 10-19
Table 11-1 *Concept Phasing Schedule* 11-4
Table 11-2 *Maintenance Responsibility Matrix* 11-9

LIST OF APPENDICES:

Appendix I *Ontario Sphere of Influence West Haven Specific Plan Policy Matrix and Explanations*
Appendix II *Engineering Geologic and Soils Foundations Investigation*
Appendix III *Due-Diligence Geotechnical Study*
Appendix IV *Phase I Environmental Site Assessment*
Appendix V *Due Diligence Review of Geotechnical Data*
Appendix VI *Archeological Resource Evaluation and Paleontological Records Search for the West Haven Specific Plan Project, Subarea 6 (West of Haven) and Subarea 12 (West of Haven), City of Ontario, San Bernardino County, California*
Appendix VII *Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly Component 6 Site, San Bernardino County, California*
Appendix VIII *Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly Component 1 Site, San Bernardino County, California*
Appendix IX *Report of Year 2002 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7*
Appendix X *Report of Years 2003 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7*
Appendix XI *Southern California Edison 'Will Serve' Letter*
Appendix XII *Southern California Gas Company 'Will Serve' Letter*
Appendix XIII *Verizon 'Will Serve' Letter*

LIST OF DEVELOPERS:

Developer:

Centex Homes South Coast Division
Residential Development
250 Commerce, Suite 100, Irvine, CA 92602
Contact: David Hutchins, *Acquisitions and Planning Manager*
Phone: (949) 453-0113 Fax: (949) 453-8994
(949) 790-5943 (David's Direct Line)
E-Mail: dhutchins@centexhomes.com

LIST OF DEVELOPERS (*continued*):

Developer:

The Stratham Group
Residential Development
2201 Dupont Drive, Suite 300, Irvine, CA 92612
Contact: Brandon Roth
Jeff Evans
Phone: (949) 833-1554 Fax: (949) 833-7853
E-Mail: Broth@StrathamHomes.com
Jevans@StrathamHomes.com

Developer:

Richland Communities, Inc.
4100 Newport Place, Suite 800, Newport Beach, CA 92660-1403
Contact: Jim Powers, *Vice President*
Phone: (949) 261-7010 Fax: (949) 261-7016
E-Mail: power5@adelphia.net

LIST OF CONSULTANTS:

Planning and Engineering:

L.D. King, Inc.
Planning / Engineering / Surveying
2151 Convention Center Way, Suite 100, Ontario, CA 91764
Contact: Larry Popp, *Planning Project Manager*
Carla E. Berard, P.E., P.L.S., *Engineering Project Manager*
Phone: (909) 937-0200 Fax: (909) 937-0202
E-Mail: lpopp@ldking.com
cberard@ldking.com

Planning / Architecture:

Meeks + Partners
Planning / Architecture
20401 SW Birch Street, Suite 200, Newport Beach, CA 92660
Contact: David Gilmour
Mike Odegaard
Phone: (949) 756-0818 Fax: (949) 756-0817
E-Mail: Dgilmour@meekspartners.com
Modegaard@miikspartners.com

LIST OF CONSULTANTS (*continued*):

Landscape Architecture-Planning-Urban Design:	**HRP LanDesign** *Landscape Architecture – Planning – Urban Design* 3242 Halladay, Suite 203, Santa Ana, CA 92705 Contact: James B. Hogan, *President* Jay D. Svidal, *Principal* Kai C. Yang, *Senior Project Manager* Phone: (714) 557-5852 Fax: (714) 557-7621 E-Mail: jbhogan@hrplandesign.com jsvidal@hrplandesign.com kyang@hrplandesign.com
Urban Design:	**Iba** *Urban Design* 359 San Miguel Drive, Suite 206, Newport Beach, CA 92660 Contact: Ike Balmaseda Phone: (949) 721-0810 Fax: (949) 721-0850 E-Mail: ike@ibadesigngroup.com
Soils / Geology / Environmental Site Assessment:	**Leighton & Associates** 14125 Telephone Avenue, Suite 1, Chino, CA 91710-5770 Phone: (909) 590-4909 Fax: (909) 590-2989
	LOR Geotechnical Group, Inc. 6121 Quail Valley Court, Riverside, CA 92507 Contact: John P. Leuer Phone: (909) 653-1760 Fax: (909) 653-1741
	Larry Munsey International 220 Commerce, Suite 200, Irvine, CA 92618 Phone: (714) 508-1255
	Associated Soils Engineering, Inc. 3320 Airport Way, Long Beach, CA 90806 Contact: Ted Riddell Phone: (562) 426-7990 Ext. 102 Fax: (562) 426-1842
Archeological/ Paleontological	**Michael Brandman Associates** 220 Commerce, Suite 200, Irvine, CA 92602 Contact: Michael Dice Phone: (714) 508-4100

PUBLIC SECTOR CONTACTS:

Public Sector Contacts:

City of Ontario
303 East 'B' Street, Ontario, CA 91764
Phone: (909) 986-1151 Fax: (909) 391-2567
Contacts:
Greg Deveroux, *City Manager*
Jerry Blum, *Planning Director* @ (909) 395-2199
Scott Murphy, *Principal Planner* @ (909) 395-2419
Richard Ayala, *Senior Planner* @ (909) 395-2421
Scott Burton, *Public Works* @ (909) 395-2682
Louis Abi Younes, *Assistant City Engineer* @ (909) 395-2146
Bruce Smith, *Traffic Engineer*
Tom Danna, *Traffic Manager*
Floyd Clark, *Fire Marshall*

UTILITY CONTACTS:

Utility Contacts:

Southern California Edison (SCE) - Service
1351 East Francis Avenue, Ontario, CA 91761
Contact: Mike Callen, *Customer Service Planner*
Phone: (909) 930-8432 Fax: (909) 930-8562 (8438)

Southern California Edison (SCE) – Right-of-Way
1351 East Francis Avenue, Ontario, CA 91761
Contact: Robert R. Castillo, *Right-of-Way Agent*
Phone: (909) 930-8570 Fax: (909) 930-8570

Utility Contacts:

The Gas Company
13525 12th Street, Chino, CA 91710
Contact: Bill Heart, *Project Manager*
Phone: (909) 335-7867 Fax: (909) 335-7895

Verizon
1400 East Phillips Boulevard, Pomona, CA 91766
Contact: Glen Hosch, *Outside Engineer*
Phone: (909) 469-6336 Fax: (909) 620-6256

SCHOOL DISTRICT CONTACTS:

School District Contacts:

Chaffey Joint Union High School District
211 West 5th Street, Ontario, CA 91762
Contact: Mike Harrison, *Director of Operations and Planning*
Phone: (909) 988-8511 Extension 2510

SCHOOL DISTRICT CONTACTS (*continued*):

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 Preserve". The Specific Plan Zone includes policies requiring that a Specific Plan be approved for the Project Site to implement the NMC land uses.

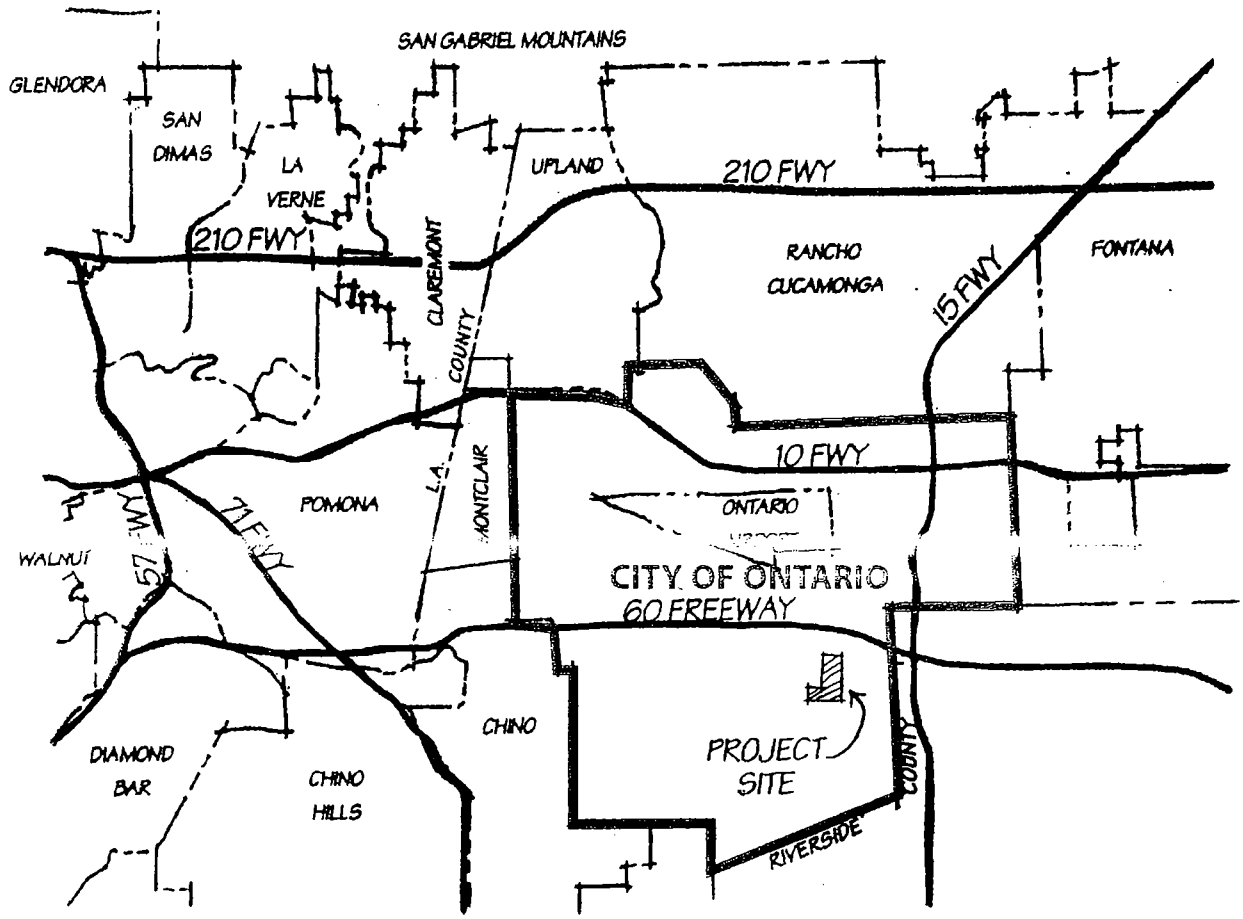
The West Haven Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Ontario NMC General Plan. The City of Ontario will adopt the West Haven Specific Plan by resolution thereby establishing the zoning regulations for the development of the Project 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. Portions are to be developed by Centex Homes, Richland Communities and Stratham Properties, Inc. Approximately 11.7 gross acres will be developed in the future as Neighborhood Center Commercial. The project area consists of ten (10) parcels with six (6) separate ownerships, and is being developed by three (3) separate developers at this time. ***Exhibit 1-3, "Existing Assessor's Parcels, Developers and Property Ownership"*** illustrates this information.

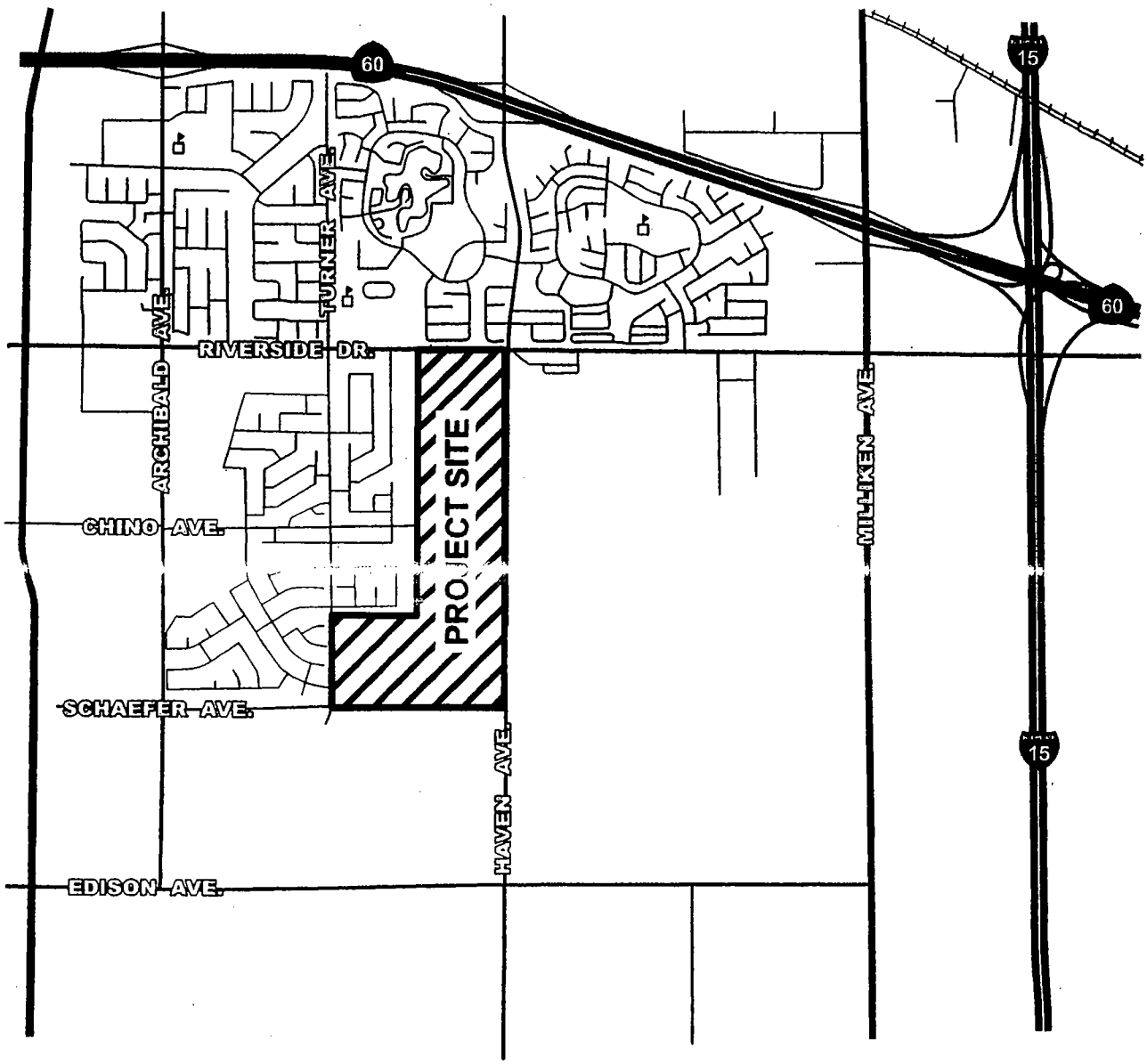


NORTH

Not to Scale

Regional Context Map

(December 15, 2004)
Exhibit 1-1



NORTH

LDKING

Not to Scale

Vicinity Map

(December 15, 2004)
Exhibit 1-2

OWNERSHIP & (DEVELOPER)

① SLEGERS FAMILY TRUST (RICHLAND COMMUNITIES / CENTEX HOMES)

② ANGELA D'ASTISI DUSA (TO BE DETERMINED)

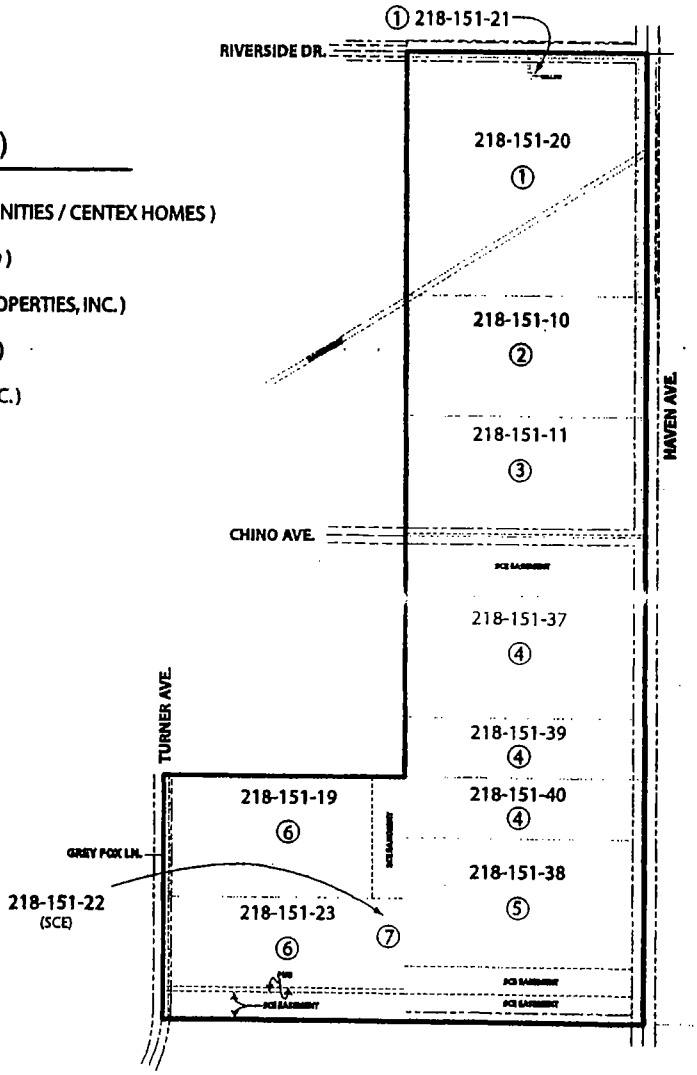
③ STRATHAM PROPERTIES, INC. (STRATHAM PROPERTIES, INC.)

④ BOSCHMA TRUST (RICHLAND COMMUNITIES)

⑤ VAN DYK TRUST (STRATHAM PROPERTIES, INC.)

⑥ MINABERRY TRUST (JMS HOMES, LLC)

⑦ SOUTHERN CALIF. EDISON



NORTH

LDKING

0' 500' 1,000'

Existing Assessor's Parcels, Developers, & Property Ownership

(December 15, 2004)
Exhibit 1-3

The West Haven Specific Plan consists of that portion of the New Model Colony Subreas 6 and 12, west of Haven Avenue. Originally, at the request of the City of Ontario Planning Staff, a Residential Allocation Determination Study was prepared to determine the residential units allowable in Subareas 6 and 12, east and west of Haven Avenue. Refer to ***Exhibit 1-4, "Subareas 6 and 12 Residential Allocation Exhibit"***. The study 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 1,037 dwelling units. Please refer to ***Section 2.2.6, "Existing General Plan Land Use and Zoning"*** for more detailed information.

With subsequent shifts in residential unit allocations and Subarea realignments, the dwelling units allocated to the West Haven Specific Plan, by the City of Ontario, has been adjusted to 753.

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 acres, a five (5) acre Neighborhood Park, and approximately 8.8 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 east-west Edison Easement which comprises the southern 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.