
EXECUTIVE SUMMARY

The Borba Village Specific Plan addresses approximately 32 acres of land located at the northwestern corner of Euclid Avenue and Riverside Drive in the City of Ontario. The regional context and location of the Borba Village Specific Plan are illustrated in Exhibit 1, Regional Location Map and Exhibit 2, Vicinity Map. The specific plan provides for the master planned development of residential, commercial services, and open space uses.

The master plan for Borba Village combines residential neighborhoods with commercial service uses, recreation areas and social gathering places linked by a pedestrian corridor. The guiding principles for the design of the Borba Village include the following:

- A livable community encouraging walking and social interaction among neighbors by orienting residences to streets and public open space areas.
- Residential areas connected by a network of pedestrian greenbelts and open space.
- Pedestrian accessibility to open space and the existing surrounding community.
- Commercial retail and service areas conveniently located within walking distance to residential uses and providing a public gathering place for residents of Borba Village and the surrounding residential areas.
- Sustainable development practices addressing energy efficiency wherever feasible.

RESIDENTIAL AREAS

Residential areas are arranged in keeping with the guiding principles of design as well as the physical characteristics of the project site consistent with the following goals:

- A human scale of development oriented to pedestrian activities with connectivity among residential neighborhoods, open space, and the surrounding Ontario community.
- A multi-family residential neighborhood designed to allow for the dedication of open space areas to provide outdoor experiences and recreational opportunities for its residents.
- The development of a pedestrian corridor connecting residential neighborhoods to public transportation.
- Residential development oriented to the street and open space areas.

COMMERCIAL AREAS

Commercial service uses are planned which will provide for neighborhood retail community shopping opportunities, especially for home improvements purchases and service needs as follows:

- Commercial service uses to meet the needs of Borba Village as well as the larger surrounding market area.
- The development of plaza areas and other amenities within the neighborhood center providing space for social interaction and community events.
- Orientation of commercial buildings to Euclid Avenue.

STREETS

Local streets form the circulation system for the project site providing for safe and efficient movement of vehicles through the community as well as a backbone for a comprehensive system of pedestrian trails. This system incorporates the following features:

- Streets that include landscaped parkways and pedestrian walkways separated from the street to create an intimate environment and promote friendly interaction among neighbors.
- Streets linked together in a manner which is pedestrian friendly, but also auto-accessible connecting neighborhoods to open space, commercial uses, and public transportation.
- Streets designed to slow vehicular traffic utilizing adjacencies to open space and landscaping to influence a driver's peripheral vision and encourage drivers to proceed more slowly.
- A system of pedestrian sidewalks integrated into the design of the residential community to encourage walking within the community.

OPEN SPACE

Open space areas form an integral component of the master plan and provide the setting for casual social interaction among neighbors through the following:

- A system of open space areas connected through a pedestrian trail system promotes an outdoor experience for residents of the Borba Village Specific Plan.
- An open space system forming the central focal point for the community including elements of active and passive recreation.

NEIGHBORHOOD PLANNING

The Borba Village Specific Plan is comprehensively planned to create traditional neighborhoods with an aesthetic and functional harmony through the application of the following design principles:

- Residential neighborhoods including varied housing types and incorporating traditional design elements.
- Street oriented residential design to promote self-policing of neighborhoods.
- Residential neighborhoods sited to maximize open space uses and connectivity among land uses.

GOVERNING DOCUMENTS

Development of Borba Village will be governed by several documents as follows:

- The Borba Village Specific Plan to include a land use plan, infrastructure plan, design guidelines, and development regulations.
- For the single-family homes, Tentative Tract Map No. 16514 delineates the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract map, a final map will be prepared. The final map becomes a legal document that is recorded and defines legal lots that can be sold for development.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Borba Village as a private contract binding property owners with specific restrictions on the use of their property.
- The City of Ontario Development Code which shall apply to the project in instances where the specific plan is silent on development standards and regulations.
- For the Commercial Service site, Parcel Map No. 18425 delineates the approximate location of lot lines, streets, and proposed grading. Following approval of the parcel map, a final map will be prepared. The final map becomes a legal document that is recorded and defines a legal lot that can be sold for development.
- The Commercial Service site will be further regulated by the findings and conditions of approval contained in the following applications: Borba Village Specific Plan Amendment (File No. PSPA06-005), Development Plan (File No. PDEV06-023), and Conditional Use Permit (File No. PCUP07-003).
- The multifamily site will be regulated by the findings and conditions of approval contained in planning application PMTT 05-033, Map No. 17330.
- The multifamily site will be further regulated by the findings and conditions of approval contained in the following applications: General Plan Amendment (File No. PGPA06-008), Specific Plan Amendment (File No. PSPA06-001), and Development Plan (PDEV05-006).

SPECIFIC PLAN COMPONENTS

The Borba Village Specific Plan is organized into the following sections:

- **Section 1 Introduction**

The Introduction serves to acquaint the reader with the project setting, a general description of the project proposal, the entitlements to accompany the specific plan, and the relationship of the specific plan to the City of Ontario General Plan and Development Code. This section also explains the status of the specific plan as the zoning for the project site.

- **Section 2 Existing Conditions**

This section describes the setting for Borba Village outlining the existing physical conditions on and around the project site.

- **Section 3 Land Use**

The land use section describes residential planning areas, the trails and open space components, and the commercial land use service area.

- **Section 4 Infrastructure**

This section provides information on the planned circulation improvements and the planned backbone water, sewer, and storm drain systems for the development of the project.

- **Section 5 Design Guidelines**

The Design Guidelines include graphic representations and text to guide the planning and design of the Borba Village development. Streetscapes, entries, edge treatments, relationship of land uses, walls and fencing, lighting, and signage are some of the features to be addressed in the Design Guidelines section of the specific plan.

- **Section 6 Development Regulations**

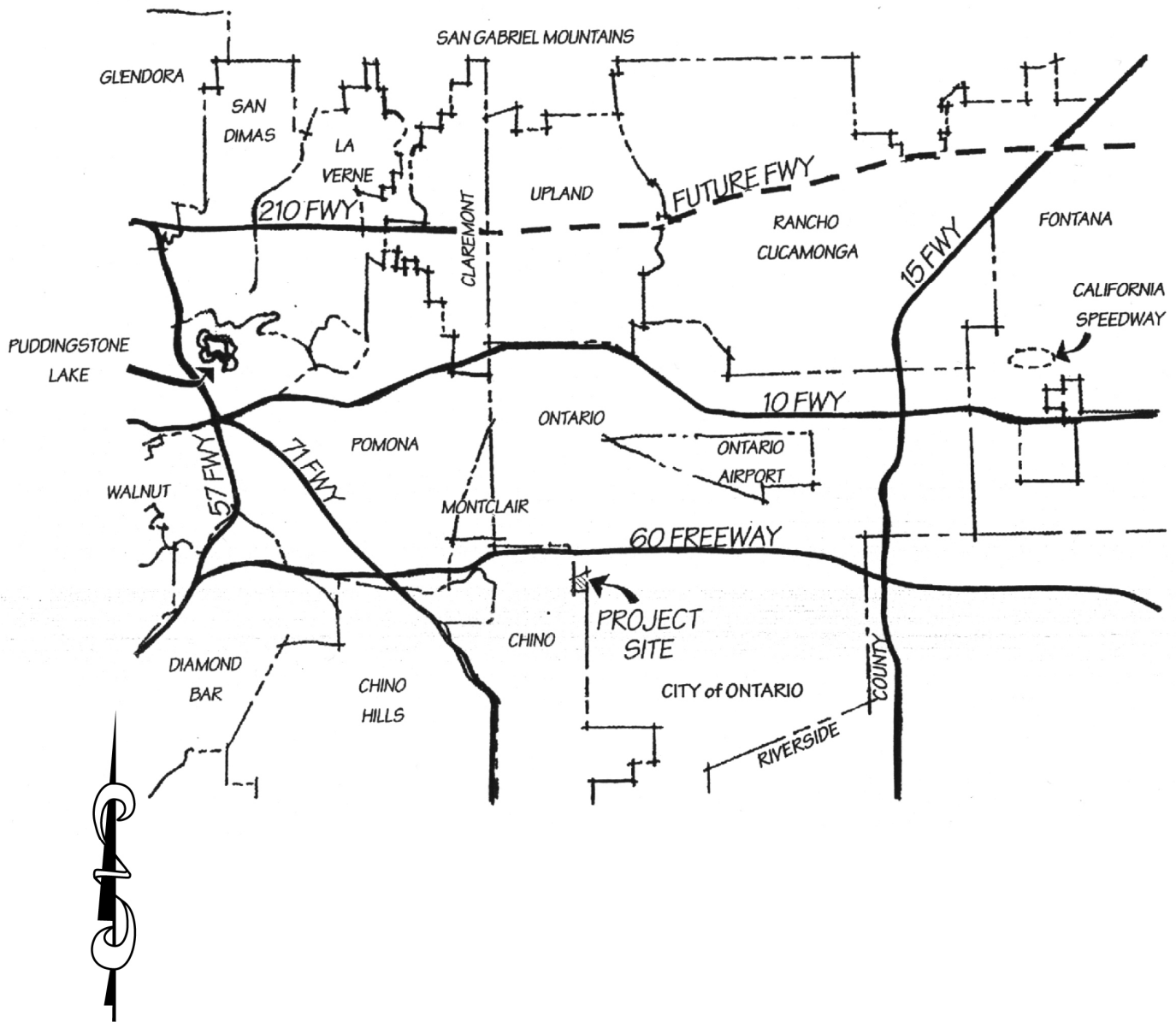
The Development Regulations specify the standards regulating development of residential and commercial uses. The development regulations address lot sizes, housing types, buildable areas, architectural elements, and landscaping. A discussion of the relationship of the specific plan development regulations to the City of Ontario Development Code and the procedures for administration of the specific plan is also provided.

- **Section 7 Project Phasing**

This section describes the phasing of new development. The phasing section includes a discussion of the sequencing of development of new land uses and associated infrastructure improvements.

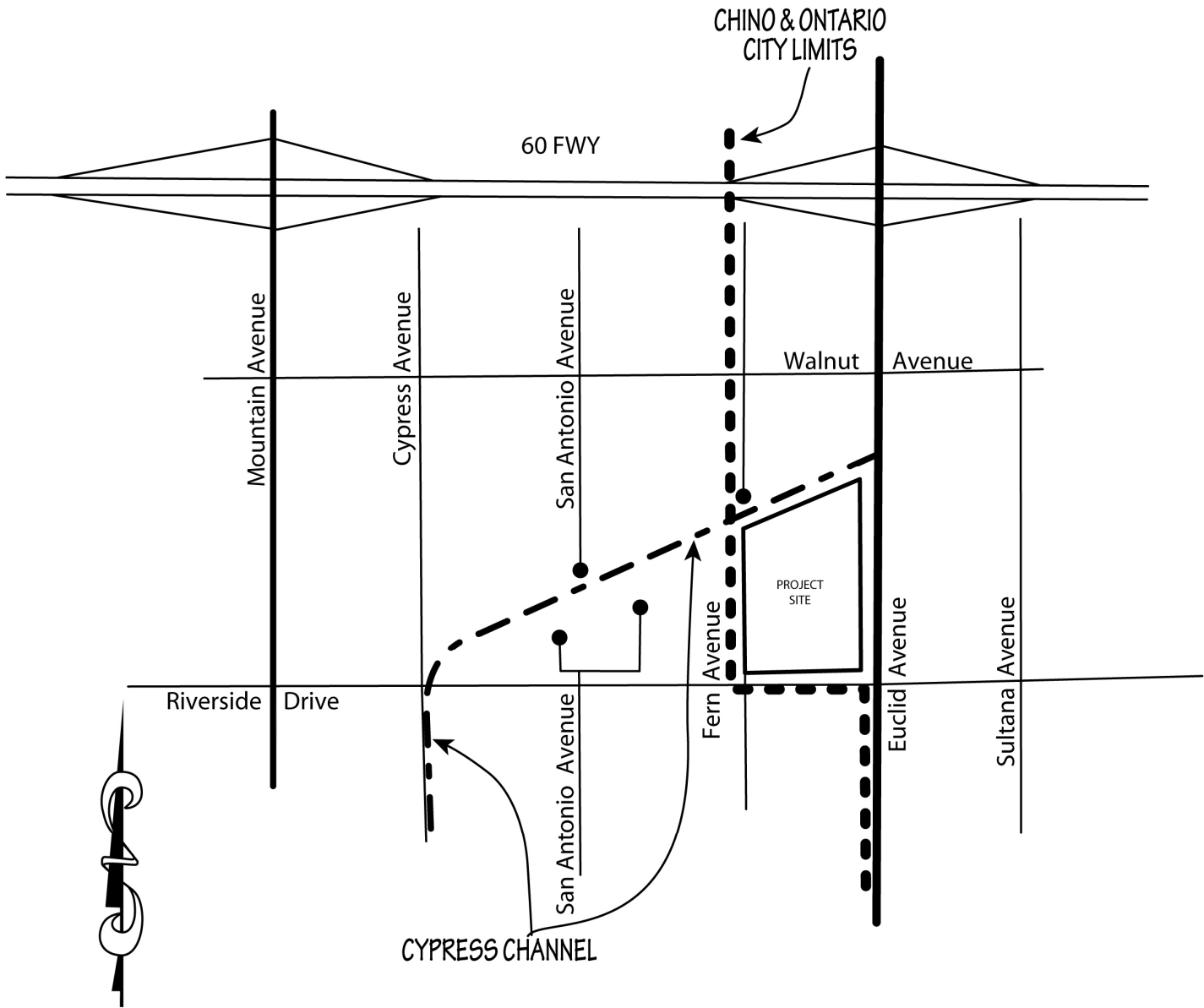
- **Section 8 General Plan Consistency**

This section discusses the relationship of the Borba Village Specific Plan to the City of Ontario General Plan, describes the General Plan policies applicable to the proposed project, and how the Specific Plan implements those policies.



(NOT TO SCALE)

EXHIBIT 1
REGIONAL LOCATION MAP



(NOT TO SCALE)

Specific Plan
December 16, 2003

EXHIBIT 2
VICINITY MAP

ES-7