

## 4.1 CIRCULATION

The circulation plan for Borba Village reinforces the traditional neighborhood character of the planned community. In addition to providing safe and efficient movement of vehicular traffic through the project, it also provides a safe environment for pedestrian movement reducing the reliance on the automobile as a means of travel. The Master Circulation Plan, Exhibit 9 establishes the general location

of the roadway system for Borba Village.

Street design is an important element in establishing a quality pedestrian environment. Streets in pedestrian oriented communities are typically laid out in a manner which makes fast travel through neighborhoods by car less desirable. Streets must not be too wide or out of scale with the neighborhood and should be well landscaped in order to maintain residential street speeds at safe levels.

### 4.1.1 IMPROVEMENTS TO EXISTING ARTERIAL AND LOCAL STREETS

The project site is bounded by two arterial streets, Euclid Avenue on the east and Riverside Drive to the south, and by a local collector street, Fern Avenue to the west. Additional improvements to these three streets adjacent to the project site will be constructed as part of the project as described below and illustrated on Exhibits 10 and 11.

#### Euclid Avenue

Euclid Avenue is a divided arterial with a 200 foot wide right of way. Existing improvements to Euclid Avenue include full width pavement, curb, gutter, and sidewalk on the east side and median improvements and two lanes of pavement south bound on the west side. Euclid Avenue is State Route 83 and as such is subject to Caltrans standards for improvement. As part of the implementation of the specific plan, the south bound improvements on the west side of Euclid Avenue will be completed by adding another 24 feet of pavement, curb and gutter, landscaped parkway, sidewalk, and a Class III bikeway. Public improvements to Euclid Avenue will also include streetlights and a traffic signal at the main entrance to the commercial area.

At the time of site development review, Omnitrans will determine appropriate locations for public transit stops. Additional right of way will be provided if required by Onmintrans to accommodate transit stops.

#### Riverside Drive

Riverside Drive is a standard arterial with an existing 66 foot right of way. The ultimate right of

way designated for Riverside Drive is 100 feet. Existing improvements to Riverside Drive include two traffic travel lanes in each direction with turn lanes at Euclid Avenue and Fern Avenue. As part of the implementation of the specific plan, improvements to the north side of the street will be constructed to include additional pavement, curb, gutter, landscaped parkway, sidewalk, streetlights, and a Class III bikeway. At the time of site development review, Omnitrans will determine appropriate locations for public transit stops. Additional right of way will be provided if required by Omnitrans to accommodate transit stops.

#### Fern Avenue

Fern Avenue is a local street with a planned right of way of 69 feet. The residential project on the west side of Fern Avenue has recently improved the west side of the street with curb and gutter and sidewalk and pavement extending 12 feet east of the centerline. As part of the implementation of the specific plan the improvements to the east side of the street including pavement, curb and gutter, parkway, sidewalk, streetlights, and Class III bikeway will be constructed.

### **4.1.2 PLANNED LOCAL STREETS**

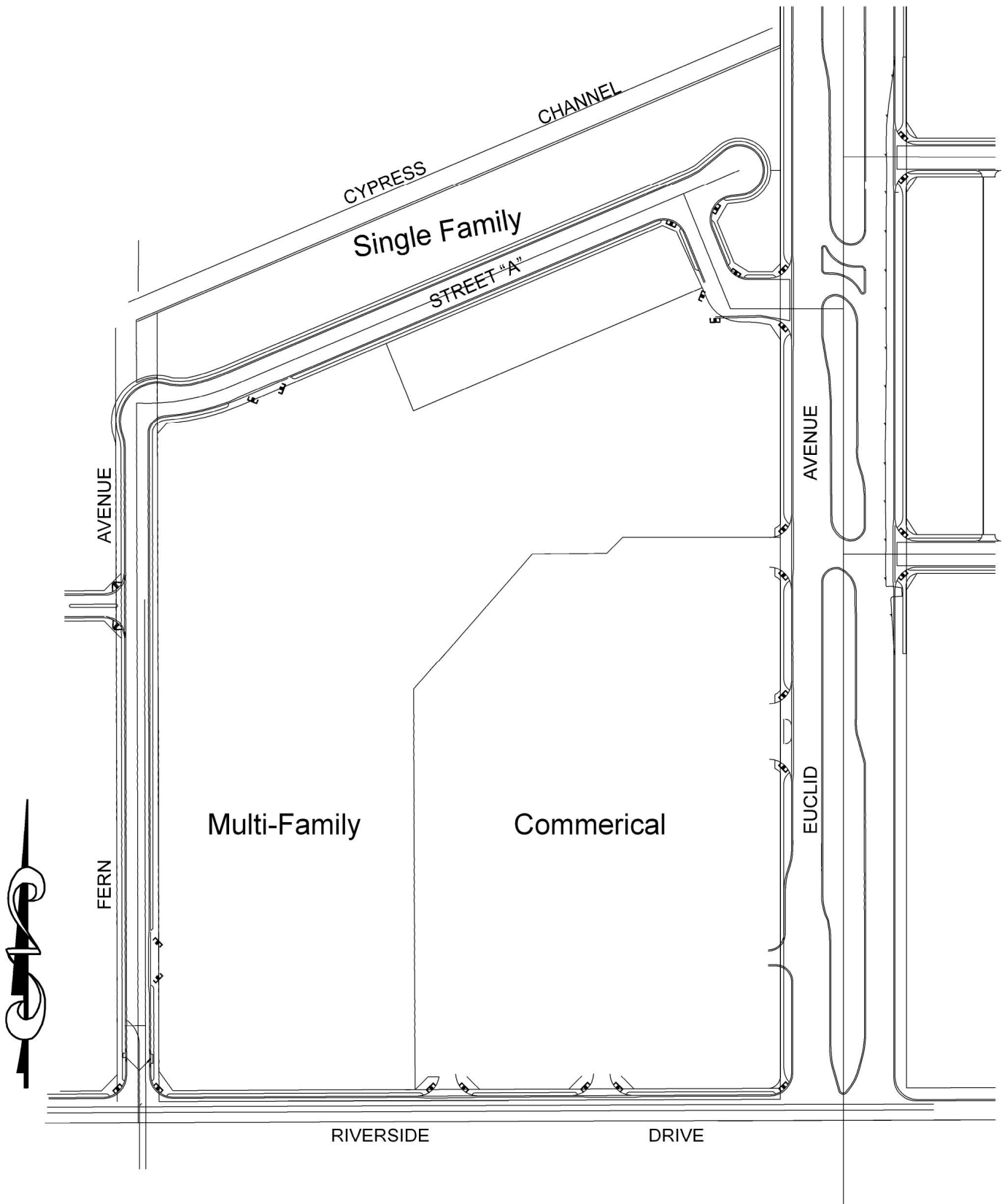
Two types of internal local residential streets are proposed for Borba Village. The single family residential neighborhood will be served by a new local collector with a right of way of 60 feet. The multifamily residential neighborhood will be served by private streets. These streets will distribute traffic entering the project from the arterial streets bordering the project site. Access points to the residential areas of the project will occur at Fern Avenue and Euclid Avenue as indicated on the Master Circulation Plan. The commercial center will obtain access from Euclid Avenue and Riverside Drive as indicated on the Master Circulation Plan.

#### **Street “A”**

The design of Street “A”, the local street serving the single family neighborhood, includes 36 feet of street width in each direction. Parkways on each side of the street will include a 5 foot paved sidewalk separated from vehicular travel lanes by a 7 foot landscaped area. This street will intersect with Euclid Avenue and extend in a westerly direction to connect with Fern Avenue.

#### **Multifamily Interior Local Street**

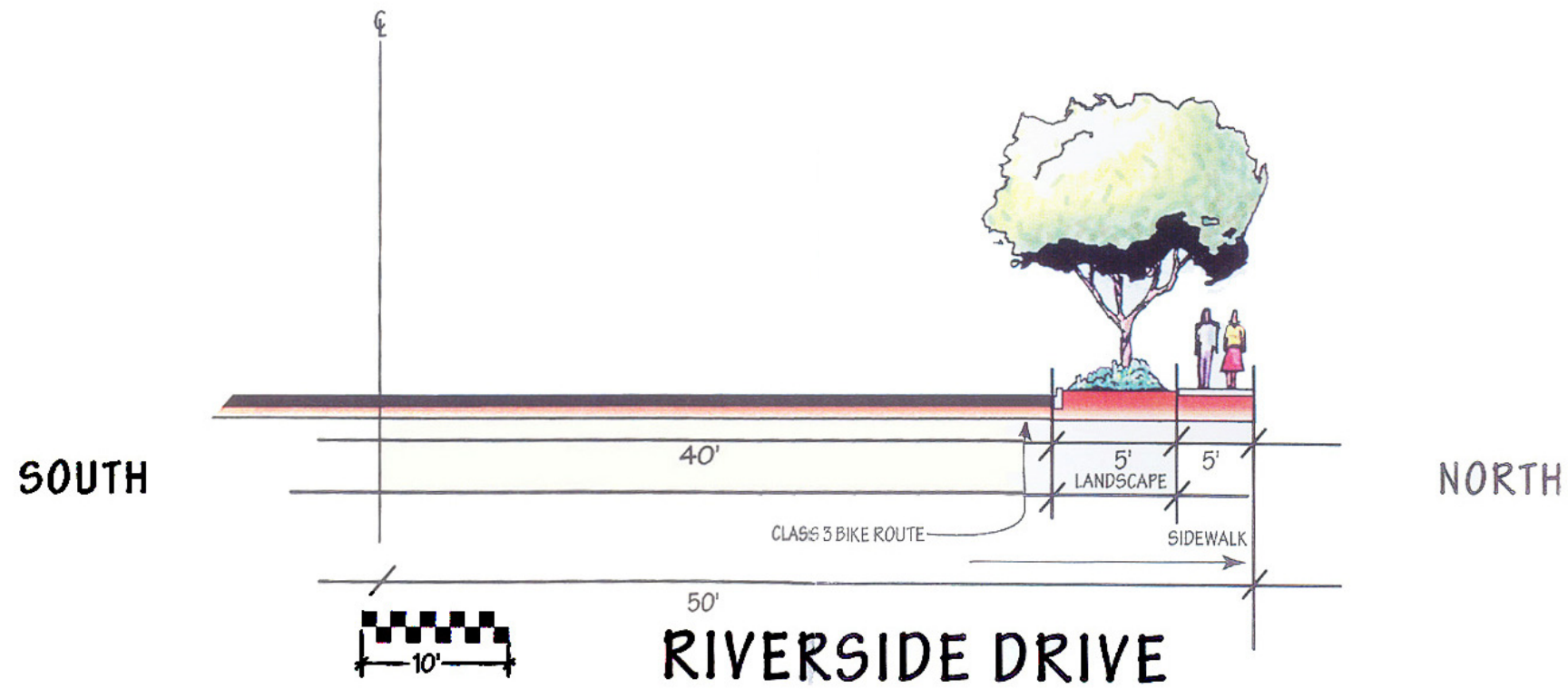
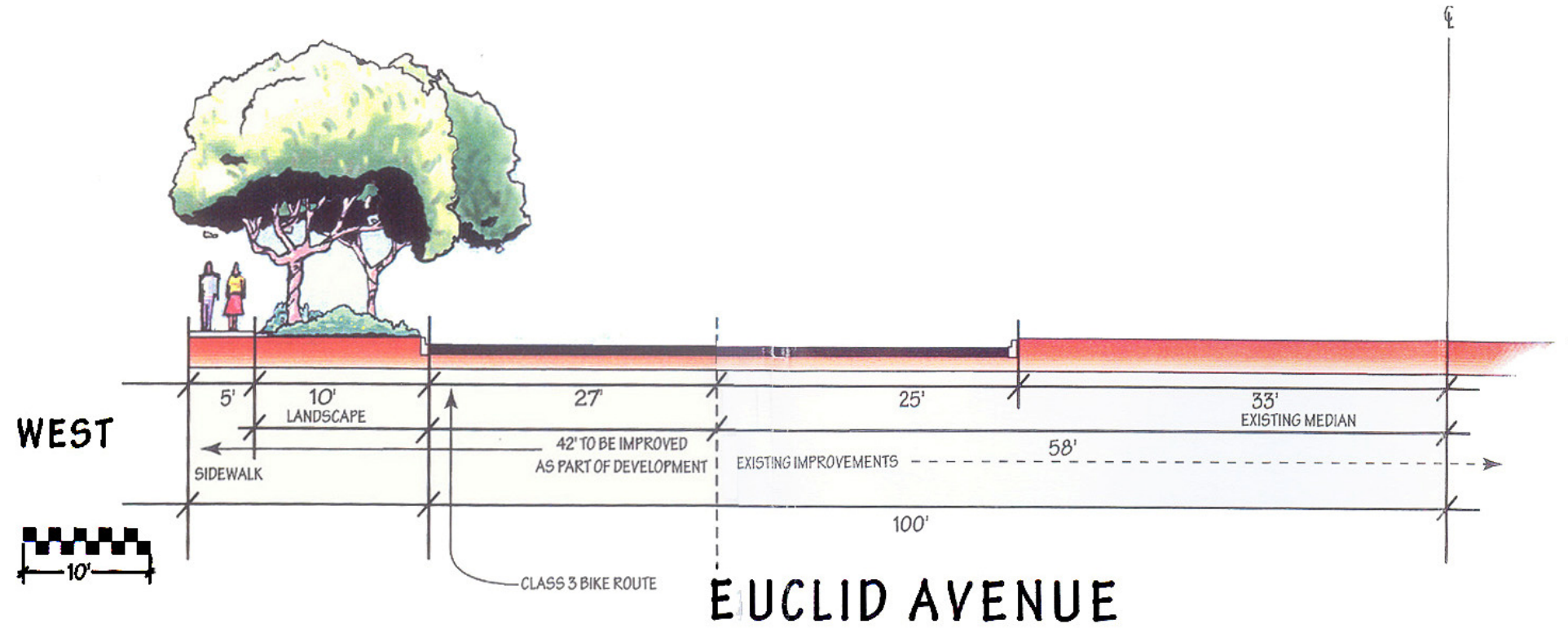
The private street serving the multifamily neighborhood is designed to distribute vehicular traffic from Fern Avenue into and through the multifamily residential neighborhood. This street will be designed as a 36 foot wide street to include 26 feet of vehicular travel lanes and curbs and sidewalks on each side.



**(NOT TO SCALE)**

Specific Plan Amendment  
June 28, 2006

**EXHIBIT 9  
MASTER CIRCULATION PLAN**



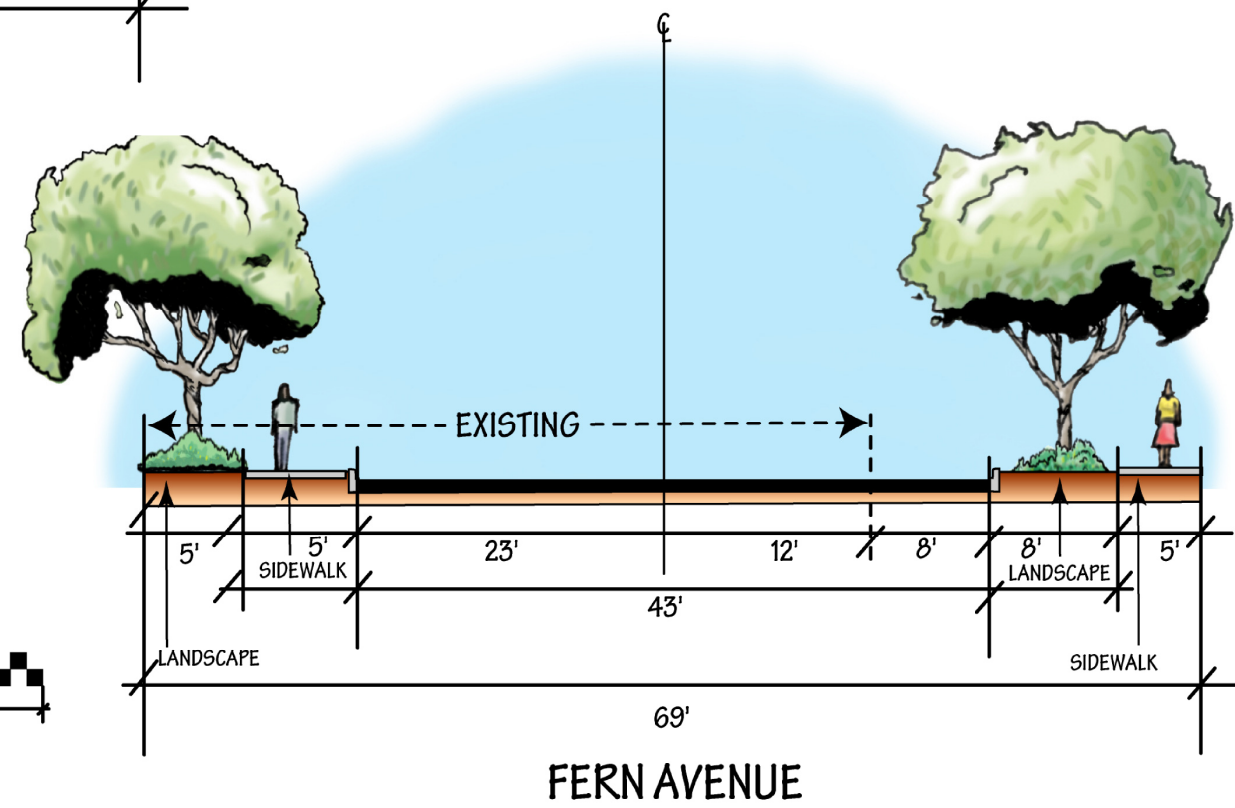
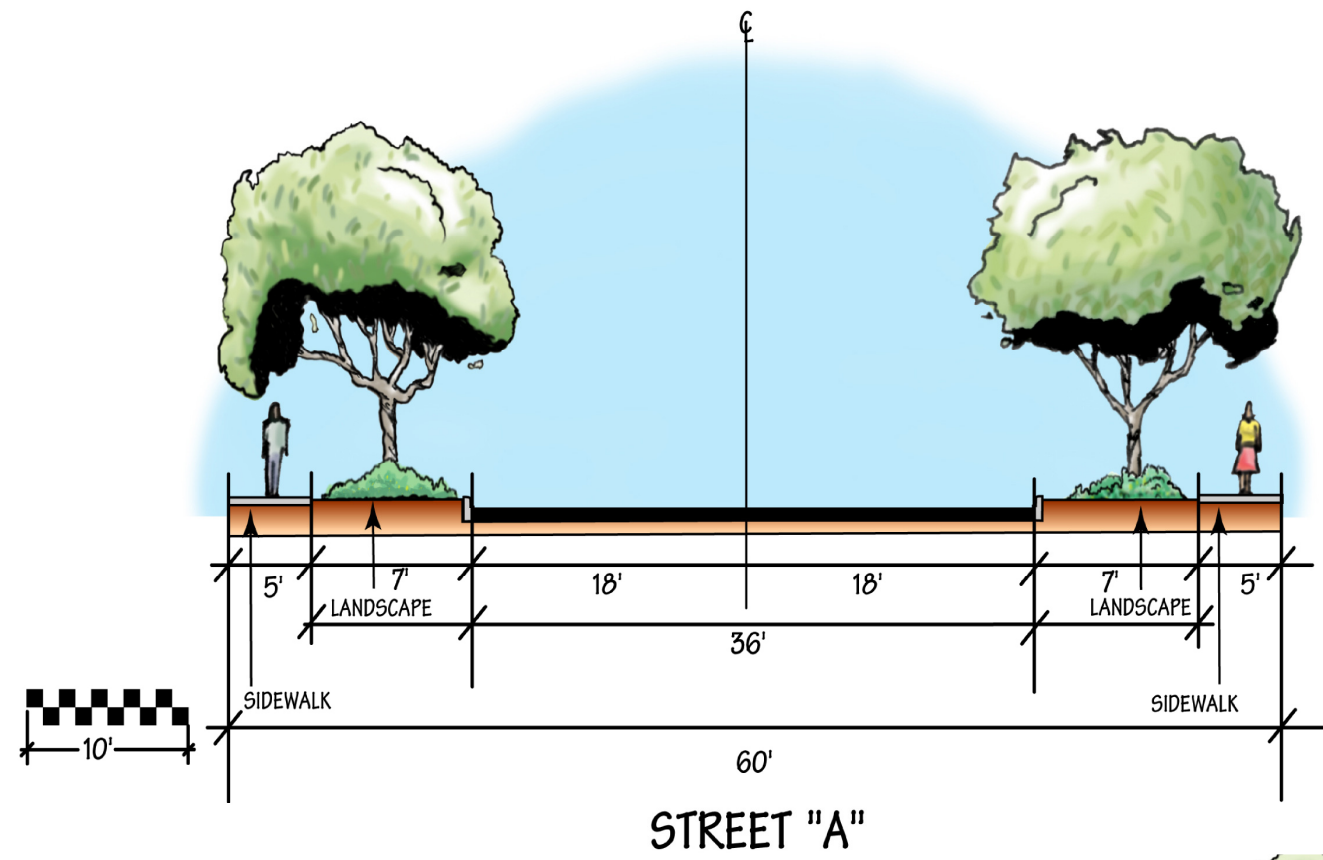


EXHIBIT 11  
STREET SECTIONS

### **4.1.3 PEDESTRIAN CIRCULATION**

Off street pedestrian circulation will be available around and through the project site by means of a paved sidewalk system separated from vehicular travel lanes by a landscaped parkway along Euclid Avenue, Riverside Drive, Fern Avenue, and Street "A" within the single family neighborhood. The pedestrian circulation system for Borba Village is illustrated in Exhibit 12.

A key design feature of the planned community is the planned pedestrian corridor and pedestrian linkages, which extend throughout the project site connecting the residential uses and providing pedestrian access throughout the project site and to points outside of the planned community. The pedestrian corridor extends through the site, connecting the multifamily and single family residential neighborhoods, and providing pedestrian access from Riverside Drive to Euclid Avenue.

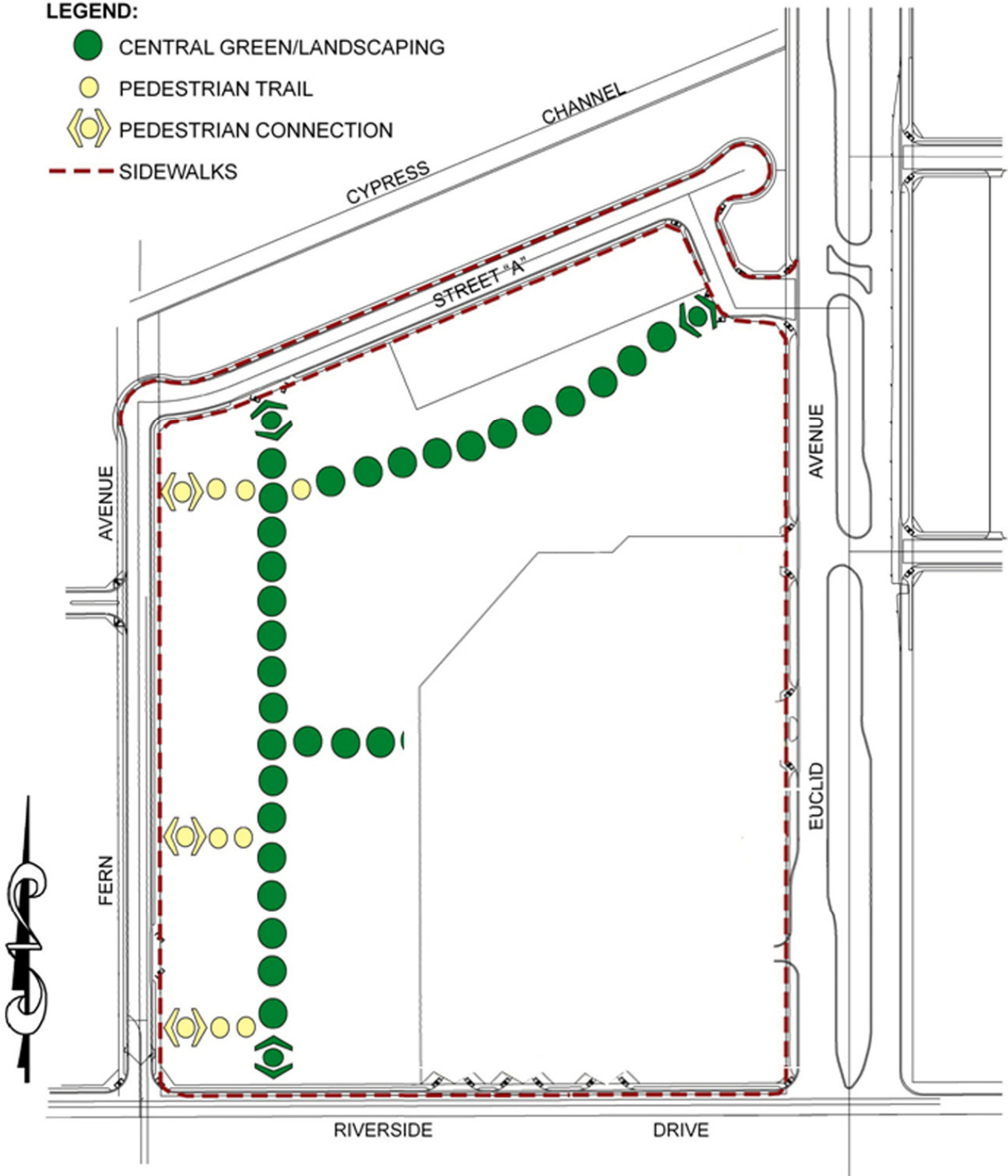
LEGEND:

● CENTRAL GREEN/LANDSCAPING

● PEDESTRIAN TRAIL

⟨ ⟩ PEDESTRIAN CONNECTION

- - - SIDEWALKS



(NOT TO SCALE)

EXHIBIT 12  
PEDESTRIAN CIRCULATION PLAN

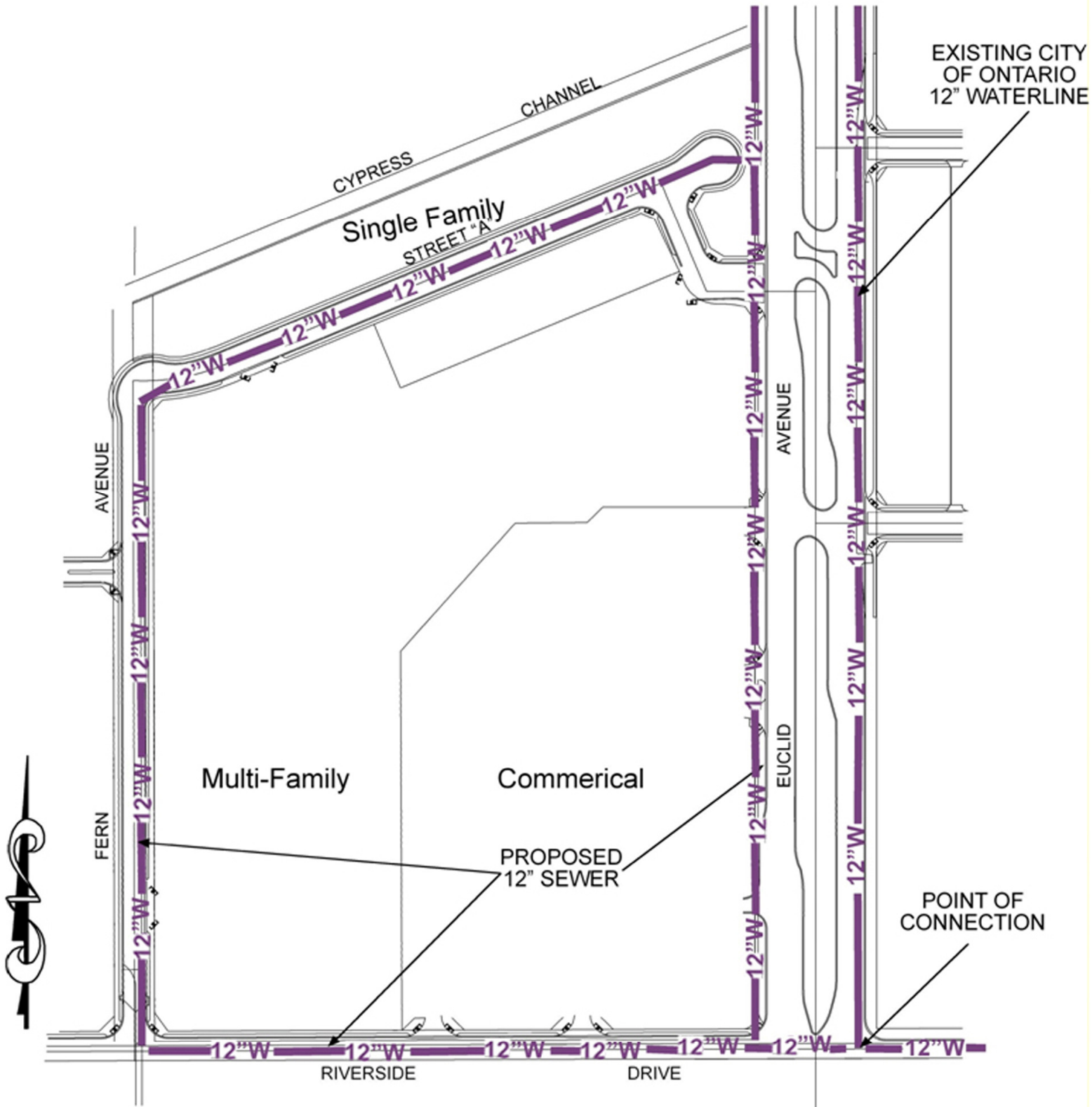
## 4.2 WATER MASTER PLAN

Existing City of Ontario 12 inch water mains are located within the public right of way along the east side of Euclid Avenue directly east of the project and in the public right of way adjacent to the north curb in Riverside Drive. There is also an existing 8 inch City water main adjacent to the curb along the west side of Euclid Avenue north of the Cypress Channel, which terminates at the channel.

Water service to the project will be provided by a looped 12 inch water main system connected to the 12 inch main at the intersection of Euclid Avenue and Riverside Drive at the southerly end, and to the 8 inch main at the north side of the Cypress Channel on the west side of Euclid Avenue at the northerly end of the loop. The 12 inch main will be constructed in Riverside Drive westerly of Euclid Avenue to Fern Avenue, then northerly in Fern Avenue to the street which traverses the single family dwellings, out to Euclid Avenue, and then northerly in Euclid Avenue to the termination of the existing 8 inch main north of the Cypress Channel. A 12 inch main will also be constructed adjacent to the curb in Euclid Avenue along the frontage of property. It is anticipated that the water system will be looped on-site with the same 12 inch water main through the commercial area.

The water service plan for the planned community is illustrated in Exhibit 13, “Water Master Plan”.





(NOT TO SCALE)

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EXHIBIT 13  
WATER MASTER PLAN

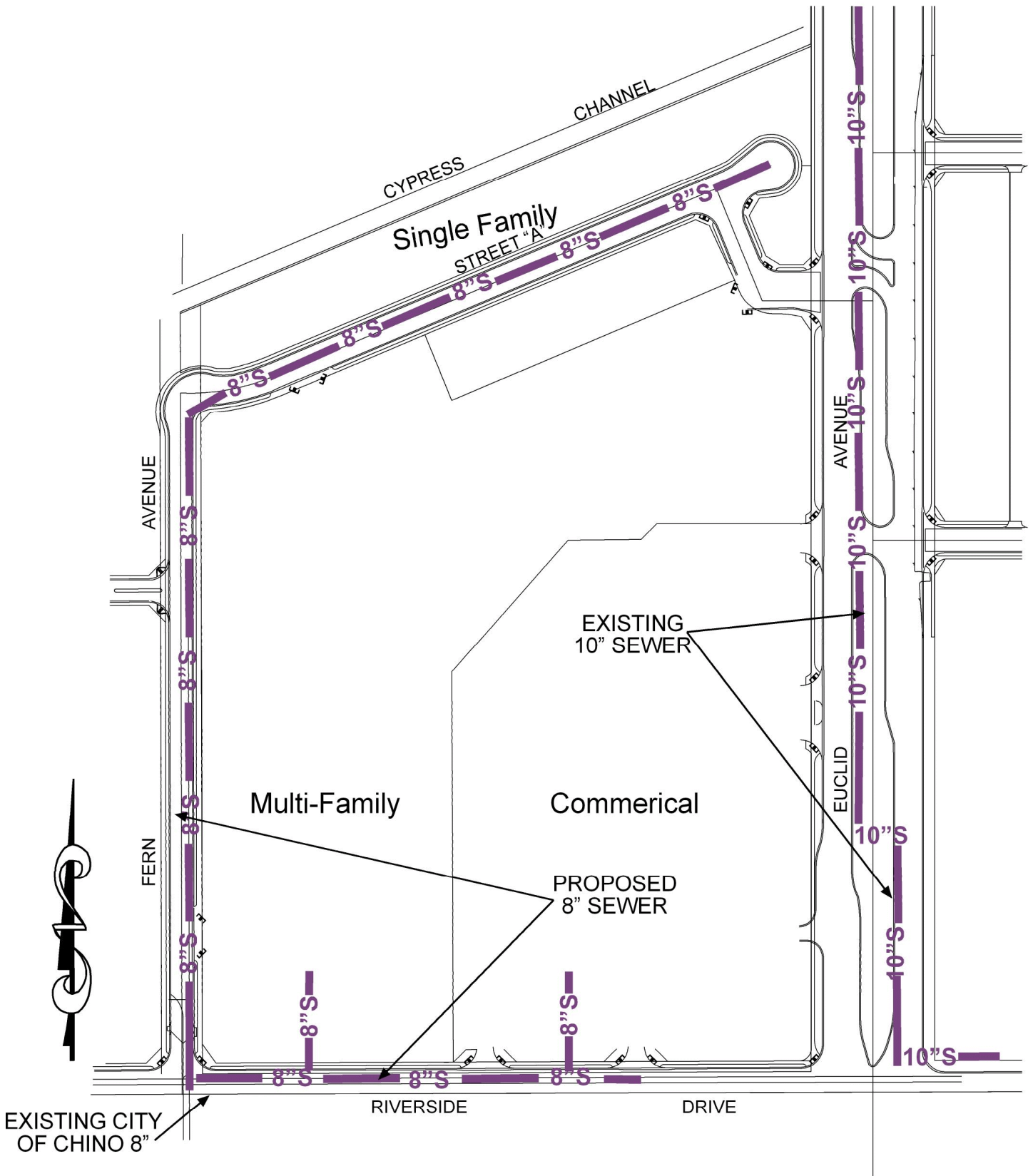
### **4.3 SEWER MASTER PLAN**

An existing City of Ontario 10 inch sewer main is located in Euclid Avenue adjacent to the project, located partially in the median and partially in the easterly traveled way near the curb. This existing sewer is approximately 20 feet deep at the northerly end of the project as it goes under the Cypress Channel, but is less than 4 feet deep at the intersection of Euclid Avenue and Riverside Drive.

Due to the fact that the project site slopes away from Euclid Avenue to the southwest this existing City of Ontario sewer main is too shallow to provide sewer service to the entire project, assuming the point of connect would be made near the intersection of Riverside Drive and Euclid Avenue. Because of the increased depth at the north end of the project, the existing sewer main could possibly provide service to the proposed single family dwellings. There is also an existing 8 inch City of Chino sewer main in Fern Avenue at Riverside Drive which provides sewer service to the housing development located west of the project.

The proposed wastewater service to the project will be provided by a City of Chino sewer main located near the intersection of Riverside Drive and Fern Avenue. As part of project approval, a will serve letter from the City of Chino will be provided to the City of Ontario by the applicant and appropriate fees will be paid by the developer to the City of Chino. The wastewater from the entire project will be drained in both public and private sewers to the intersection. The proposed new sewers in Fern Avenue and Street "A" will be City of Ontario public sewers, and the sewers outside of public right of way within the multiple family and commercial portions of the project will be private.

Exhibit 14, "Sewer Master Plan" illustrates the planned sewer service for the project site.



(NOT TO SCALE)

EXHIBIT 13  
SEWER MASTER PLAN

#### **4.4 STORM DRAINAGE MASTER PLAN**

The project site gently slopes to the southwest and is generally at a level below the elevation of Euclid Avenue. There is an existing City of Chino storm drain facility near the intersection of Riverside Drive and Fern Avenue. This existing storm drain has been sized to include the storm water runoff from the project.

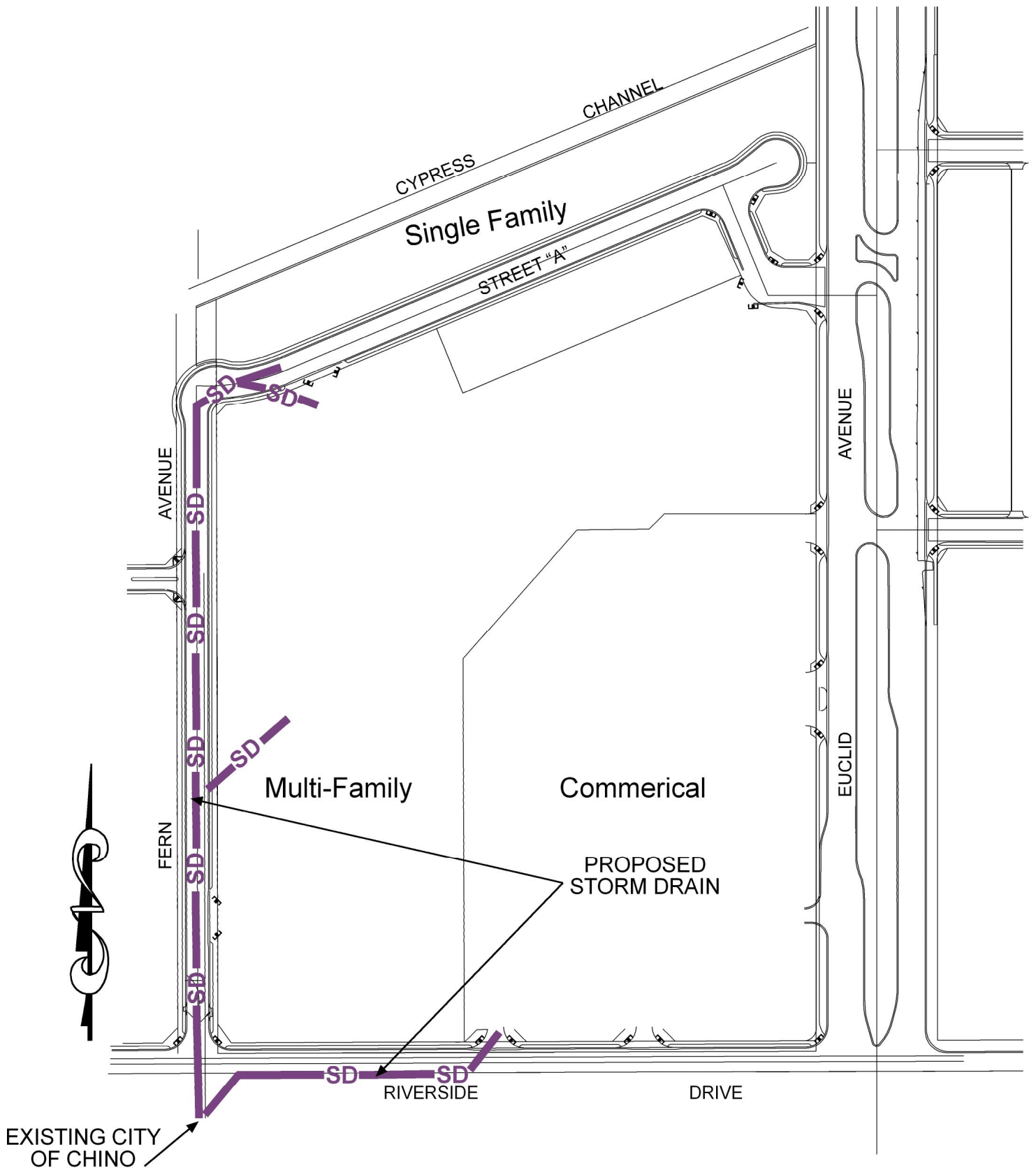
The project developer will be responsible for all required storm drain system improvements necessary to serve the proposed project. These in-tract facilities will be designed per the requirements of the City of Chino Storm Drain Master Plan, and will be compatible with the Master Plan. The project storm drains will be connected to the City of Chino storm drain near the intersection of Riverside Drive and Fern Avenue. As part of project approval the developer will obtain a letter from the City of Chino accepting and/or approving the use of the City's storm drainage system and will pay City of Chino Drainage fees.

The Drainage Master Plan is illustrated on Exhibit 15.

#### **4.5 FLOOD CONTROL**

The Cypress Channel is located immediately north of the project site and south of Blue Jay Way. Existing Federal Emergency Management Agency (FEMA) maps erroneously indicate the location of the Cypress Channel north of Blue Jay Way. The Cypress Channel and a small strip of land adjacent to the channel on the south are designated "Zone A", (special flood hazard areas inundated by 100 year flood) on the FEMA map. The FEMA map for this area, Panel 8620 of 9400, San Bernardino County, is included in Appendix II.

The project will comply with the City of Ontario Flood Hazard Ordinance where applicable to the project. If the areas south of the Cypress Channel are subject to overflow from the channel, the development will be required to construct improvements to prevent flooding within the single family residential area. As part of the project a minimum six foot high rear property line wall will be constructed along the northerly boundary of the single family residential development area. Rear boundary property line walls will be constructed in accordance with the requirements of the City Engineer to assure that the rear property line walls will prevent flooding of rear yards resulting from overflow of the Cypress Channel.



(NOT TO SCALE)

EXHIBIT 15  
DRAINAGE MASTER PLAN

Specific Plan Amendment  
June 28, 2006

## **4.6 SCHOOLS**

The Chino Unified School District is the school district serving the K-12 school needs of Borba Village. The project developers will pay school fees to address the project's school needs pursuant to Government Code Section 65995, et seq., as amended.

## **4.7 PUBLIC UTILITIES**

Public utilities including telephone, gas, and electrical service are available to the project site and will be extended into the planned community as part of the development of Borba Village. All existing overhead utilities shall be undergrounded including all on-site utilities and those within the public right of way along streets fronting the project. All new utilities will be undergrounded.

### **4.7.1 TELEPHONE**

Verizon will provide telephone to the project site. Proposed on-site facilities will be placed underground.

### **4.7.2 NATURAL GAS**

The Gas Company will provide natural gas to the project site.

### **4.7.3 ELECTRICITY**

Southern California Edison will provide electricity to the project site from existing facilities in the vicinity of the project site. Proposed on-site facilities will be located underground.

### **4.7.4 CABLE**

Cable service is available to the project site from the local provider for the City of Ontario. As part of project development cable facilities will be installed by the local cable company.