


1 INTRODUCTION

The Borba Village Specific Plan (specific plan) provides for a comprehensive master planned community comprised of residential uses, open space areas, and neighborhood commercial service uses on approximately 32 acres located at the northwest corner of Euclid Avenue and Riverside Drive in the City of Ontario as illustrated on the Project Location Map, Exhibit 3. The Borba Village Specific Plan area, hereinafter referred to as the “project site”, is a master planned

development proposed by the landowners, the Borbas, hereinafter referred to as the project applicant.

1.1 PROJECT SETTING

The project site is bounded by the Cypress Channel on the north, Fern Avenue on the west, Riverside Drive on the south, and Euclid Avenue on the east. The project site is vacant and has historically been used for farming activities. Existing access to the project site is available from Euclid Avenue, Riverside Drive, and Fern Avenue.

Existing land uses surrounding the project site include single family residential uses on the west, commercial and single family residential uses on the east, a flood control channel and single family residential uses on the north, and agricultural and rural residential uses on the south. The Project Site Aerial, Exhibit 4 depicts the physical characteristics of the project site and the surrounding area.

1.2 SPECIFIC PLAN PROPOSAL

The original Borba Village Specific Plan divided the 32-project site into 6.3 acres for 26 single-family detached homes, 12.2 acres for 196 multi-family dwelling units and 13.4 acres for support commercial uses. The Specific Plan created three land use designations of Single-Family Residential, Multi-Family Residential and Neighborhood Commercial as well as established design guidelines, development criteria and uses. This document incorporates the original Borba Village Specific Plan as well as two Specific Plan Amendments.

The first Amendment (**Project File PSPA06-005**) resulted in the modification of the residential portion of the project site, increasing the residential area from 12.2 acres to 15.0 acres and correspondingly decreasing the commercial area from 13.4 acres to 10.6 acres. This residential Amendment also modified the multi-family residential parking standards to allow for tandem parking.

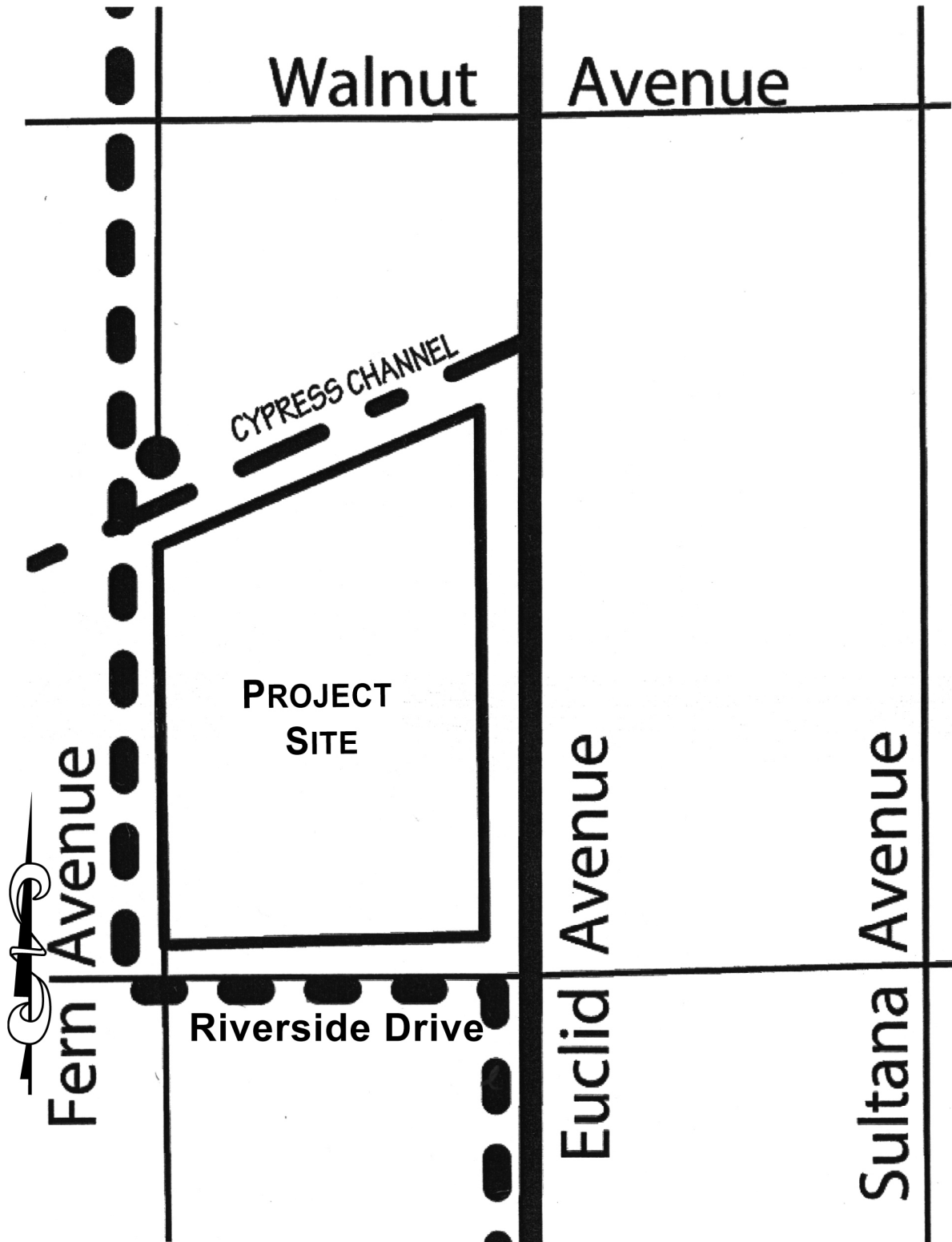


EXHIBIT 3

(NOT TO SCALE)

PROJECT LOCATION MAP



(1" = 500')

Specific Plan
December 16, 2003

EXHIBIT 4

PROJECT SITE AERIAL

The second Amendment (**Project File PSPA06-001**) resulted in the modification of the commercial portion of the project site, revising the land use designation from Neighborhood Commercial to Commercial Service in order to more accurately describe the type of commercial operations planned. The commercial site will be occupied by a home improvement center, as described in Section **1.2.2 Home Depot Project Description**, and becomes a conditionally permitted use. The second Amendment also resulted in the removal of the pedestrian pathway connections between the residential portion and the commercial portion of the specific plan area, reduced the landscaping area behind the home improvement center, and modified the design guidelines for the entry points into the plan area to reflect the proposed commercial use.

1.2.1 PROJECT SUMMARY

Borba Village is a planned community incorporating a traditional design concept organized with a simple system of streets, entries, and pedestrian corridors to promote walking within the community and to provide accessibility to the surrounding commercial centers and the surrounding community. Residential development will be located within neighborhoods designed to allow for the development of an open space corridor for the enjoyment of the residents of the community. Borba Village will provide opportunities for residents to socialize and intermingle within the project's open space corridor which connects each residential area.

The key elements of the Borba Village master planned community are described below and in the project statistical summary contained in Table 1.

Residential Development

Residential land use comprises approximately 21.34 acres and will include rental and ownership housing opportunities through the provision of multifamily and single family detached housing types. A maximum of 224 residential units will be developed within two distinctive residential development areas as follows:

- Single Family Detached Residential 26 dwelling units
- Multi-Family Residential 198 dwelling units

Neighborhood Commercial Center

Approximately 10.69 acres adjacent to Euclid Avenue and Riverside Drive are planned for a commercial service center with a maximum floor area ratio of .40 established for commercial service uses. This site will provide opportunities for development of commercial services, including a home improvement center.

Open Space/Pedestrian Corridor

A signature feature of the planned community will be the provision of a pedestrian corridor within a central open space “green” and landscaped open space areas located within the multifamily planning area. Within the central green a recreational area will be provided to include a signature park with active recreational facilities such as a pool, spa, and area for a potential tot lot. This pedestrian corridor is intended to provide connectivity among the multifamily building sites and the single family residential area, within an open space and landscaped setting.

Design guidelines for pedestrian trails within the planned community include provision of a pedestrian corridor within landscaped open space areas and the central green connecting the multifamily and single family residential areas to Riverside Drive, Euclid Avenue, Fern Avenue, and proposed Street “A”. This pedestrian corridor is planned to connect to sidewalks to be developed in conjunction with the right of way improvements for these streets providing further connectivity throughout the project site and access to public transportation and services around the project site.

TABLE 1 STATISTICAL SUMMARY

LAND USE	DU/AC	ACRES	UNITS/FLOOR AREA RATIO
Residential			
• SFD - 6,000 S.F. Lots	4.1	6.34	26
• Multi-Family	16.0	15.0	198
Total Residential	NA	21.34	224
Neighborhood Commercial Service	NA	10.69	.40
TOTAL		32.03	

1.2.2 HOME DEPOT PROJECT DESCRIPTION

The applicant proposes to develop the Home Depot on the commercial portion of the project site. The proposed use is for the retail sales of building supplies, lumber, hardware, lawn and garden products, plant and nursery items and associated items such as appliances, barbecues, pool accessories, home furnishings, patio furniture and materials associated with home maintenance and repair. Proposed uses may also include incidental activities such as the rental of tools and equipment for construction, gardening and home improvement projects, propane sales, the sale of trailers and sheds, on-site truck rentals and independent food service vendors. The project use will include outdoor sidewalk sales and display of special products along the building front sidewalk and seasonal sales within the parking lot. The store will carry an assortment of commercial and residential construction and repair materials, pool chemicals, petroleum products, pesticides, propane tank refills, and paint products.

The Home Depot portion of the development will consist of a +/-117,359 square foot store with a +/-34,650 square foot outdoor garden center for a total of +/-152,009 square feet. The Home Depot structure will be located on the commercial portion of the specific plan area, at the corner of Euclid Avenue and Riverside Drive, with the front of the building facing Euclid Avenue. The Garden Center will be located immediately adjacent to the main building on its south side, near Riverside Drive, with internal access to the main warehouse building and access to the parking lot. Parking will be primarily provided on the eastern portion of the site, between the building and Euclid Avenue.

The Home Depot would employ approximately 200 to 250 employees. There are three employee shifts per day with between 75 to 80 employees working each shift.

A display of merchandise in front of the store is proposed as part of the project. The display of merchandise in the outdoor sales area focuses on special sales. The display area would be located under the front canopy of the store. Merchandise displayed within the outdoor sales area may include, but is not limited to, garden supplies, decorator items, patio furniture, plants and seasonal items.

A +/-10,000 square foot area consisting of a display of seasonal merchandise located in front of the garden center is proposed. The seasonal sales area is located within the parking lot and is fenced off during use. Items from the seasonal sales area would be purchased in the same area. The seasonal sales area is typically used six to eight times yearly for sales and promotions. The type of merchandise displayed in the area would be seasonal in nature and will include Christmas trees (displayed from the week before Thanksgiving through the Christmas season), pumpkins, trees, plants and nursery materials.

Home Depot plans to include a combined outdoor product display area with displays of portable buildings or work sport trailers in the parking lot. Typically, three to six portable buildings will be displayed that range in size from approximately 8' x 8' to 20' x 20'. The work sport trailers range in size from 5' x 8' to 6' x 12' with approximately three to six models on display. The combined display area covers approximately six parking spaces and is proposed to be located on the southern portion of the store's parking lot, in front of the garden center.

The display of a 6 foot wide by 10 foot long American Flag is proposed on a twenty-three foot high flagpole to be mounted to the inside face of the parapet above the main entrance to the Home Depot store.

A propane cylinder exchange program display area is proposed in front of the store, along the front wall and would consist of a metal enclosed propane stand, measuring approximately three feet deep, sixteen feet long and six feet high. The propane service would allow customers to exchange empty propane containers for full containers.

The Tool Rental Center and a storage and washdown area would be located at the northeast end of the building. Tools rented to Home Depot customers would include, but are not limited to

drills, hammers, saws, cement mixers, tile cutters, generators, plumbing tools, welding tools, compactors, paint sprayers, lawn & garden tools, pressure washers, sanders and ladders. A wash down area (10 foot tall enclosure where hand tools are washed after each rental) would be located close to the Tool Rental Storage Area so that associates may clean and restock tools expeditiously. The Wash Down Area enclosure would include a dedicated drain that connects to the storm drain system through an oil separator.

Home Depot receives daily inventories from Home Depot vehicles and specialty vendors. Approximately 75% of all deliveries are from a variety of Home Depot trucks and remaining deliveries are from vendor-owned trucks that supply the store. The largest number of deliveries on one day is estimated to be twenty. Light duty and semi trucks deliver materials; typically 60% to 75% of the trucks are semi-trailers. Lumber delivery trucks are typically flat-bed, open-air models. The garden center delivery trucks are typically closed-box models approximately 50' in length. Approximately 102 deliveries are anticipated in a week. Merchandise sold on the weekends and in the previous week would be ordered on Sunday and Monday and delivered throughout the remaining days in the week. Delivery hours are proposed to be 24 hours per day and deliveries are discouraged during peak customer periods.

A lumber off-loading area would be located on the northwest corner of the building and would take delivery from flatbed trucks. The lumber area would have a concrete staging area approximately 100 feet by 45 feet to allow merchandise to be quickly unloaded, avoiding unnecessary truck idling. The lumber loading door is approximately 20 feet wide. Deliveries from enclosed trucks would be received in the depressed loading dock located at the rear of the building. This uncovered loading dock would have a compactor and three truck bays that have a grade difference of approximately four feet from the finished floor to provide a flush connection from the building to the truck bed. Garden Center deliveries would be received at the side of the garden center at a 25-foot by 25-foot loading area.

A covered area (porte-cochere) located on the northwest side of the building where lumber is sold will allow customers to load merchandise into their vehicles under cover. Customers will also be able to pick up merchandise at a pick up lane in front of the entire store. Delivery service would also be available to customers. On days deliveries are scheduled, the truck would typically be loaded once and make one trip out to customers. The Home Depot also offers the "Load 'n' Go" program whereby customers may rent a flatbed truck to transport purchases to their homes. The Home Depot store would have one to two "Load 'n' Go" gasoline powered trucks parked in the stores parking lot.

Some mechanical and operational equipment would be located to the rear of the store along the west side of the site, including an enclosure for a transformer, generator and propane rack. The propane rack would hold 8-gallon canisters that would be used to fuel forklifts. An enclosure for temporary storage of empty pallets would also be located to the rear of the store. Pallets and cardboard products would be recycled. Pallets are then returned to vendors and Home Depot's regional distribution facilities. A cardboard baler would be located inside the store (near the rear loading area). Cardboard would be baled and hauled offsite to a recycling facility.

A solid dry trash compactor would be located outside between the loading dock and the rear of the store. Refuse would be loaded into the compactor from a chute inside the Home Depot building. The compactor would have a capacity of +/-40 cubic yards and feed into an enclosed bin that would be emptied twice weekly.

1.3 SPECIFIC PLAN PURPOSE AND OBJECTIVES

1.3.1 PURPOSE

The Borba Village Specific Plan will comprehensively describe the land use areas designated for residential uses, neighborhood commercial service uses, and open space uses. The ordinance adopting the Specific Plan establishes the specific plan as the regulatory document for land use and development of the project site. The Specific Plan stipulates the development standards and design guidelines for each land use and the methods and requirements for development of the project to insure that the City of Ontario General Plan is implemented.

1.3.2 OBJECTIVES

The Specific Plan proposes a master planned community to meet the following key objectives:

- To assure that Borba Village is compatible with and complementary to the established community surrounding the project site within the City of Ontario.
- To create a livable master planned community with long term viability comprised of residential neighborhoods linked to open space and the surrounding community uses and designed to create a sense of place for its residents.
- To create a community encouraging interaction among its residents by providing an organized system of streets and entries offering opportunities for residents to walk to open space, recreation, commercial, and transportation facilities.
- To create a planned community of appropriate density and scale this respects the existing physical environment surrounding the project site.
- To establish appropriate relationships between new neighborhoods within the planned community and adjacent existing residential and commercial land uses.
- To provide a circulation network encouraging pedestrian activity while facilitating appropriate vehicular movement throughout the project site.

The Borba Village Specific Plan will address the above objectives through the following implementation measures:

- Application of design guidelines and development regulations prepared to address the unique character of the planned community.
- Development of a pedestrian corridor within central green and landscaped open space areas linking each element of the planned community and connecting to transportation facilities planned adjacent to the planned community.
- Development of a central green as a focal point for the multifamily residential area which will provide for active and passive recreational areas.
- Development of a circulation system for the project to include a network of local roadways designed to slow traffic and a system of walkways to promote pedestrian activity.
- Provision for the comprehensive planning, financing, and construction of infrastructure to serve the project site.

1.4 AUTHORITY AND REQUIREMENTS FOR THE SPECIFIC PLAN

1.4.1 AUTHORITY

State of California Government 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 specifies that specific plans may be adopted either by resolution or by ordinance and that the specific plan is required to be consistent with the General Plan.

1.4.2 REQUIREMENTS

California Government Code Section 65451 sets forth the minimum requirements and review procedures for specific plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;*
- 3) Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and*

A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Borba Village Specific Plan is designed to meet the requirements of the State of California Government Code. The City of Ontario will adopt the Specific Plan by ordinance thereby establishing the zoning regulations for 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 Specific Plan is silent, the City of Ontario Development Code shall prevail.

1.4.3 DEVELOPMENT APPROVAL COMPONENTS

The adoption of the Borba Village Specific Plan is the first in a multi-step process that will result in the development of the 32 acre project site. The components of the development approval process for Borba Village are discussed below.

General Plan Amendment

A General Plan Amendment will be adopted for the project site prior to the approval of the Specific Plan. The General Plan Amendment, when adopted, will change the General Plan Land Use Map designation for the project site from "Neighborhood Commercial" to "Planned Commercial" and "Planned Residential". The "Planned Commercial/Planned Residential" land use designation provides for the comprehensive development of mixed use projects. Pursuant to the approval of the General Plan Amendment for the project site the Borba Village Specific Plan will be approved to implement the "Planned Commercial/Planned Residential" land use designation.

Specific Plan

The Borba Village Specific Plan provides the zoning for the project site. It serves as a "blueprint" for development by establishing the distribution of land use and criteria for development as set forth herein. The Specific Plan establishes the development requirements and planning guidelines to be applied to each phase of development within the project site. The Specific Plan also serves as the legal document to implement the General Plan designation for the project site of Planned Commercial/Planned Residential.

Subdivision Maps

A tentative tract map approved by the City of Ontario concurrently with the Specific Plan indicates 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 parcels and lots that can be sold for development.

Development Plan Review

Development Plan Review is required prior to development of any proposed project within the Borba Specific Plan pursuant to Article 8 of the City's Development Code.

1.5 CEQA COMPLIANCE

A Mitigated Negative Declaration prepared by the City of Ontario for the Borba Village Specific Plan in accordance with the California Environmental Quality Act (CEQA) addresses impacts associated with the specific plan and subdivision map. The Mitigated Negative Declaration recommends mitigation measures to reduce impacts of the project to a less than significant level. The Mitigated Negative Declaration has been prepared as a basis for the environmental review for all subsequent discretionary and ministerial actions.

1.6 RELATIONSHIP TO GENERAL PLAN AND ZONING

The City of Ontario General Plan Land Use Map (as amended) designates the project site as "Planned Commercial/Planned Residential" permitting development of a various residential types, retail commercial, office, service commercial, and mixed use. The adoption of the Borba Village "Specific Plan" (SP) by ordinance will create a zoning district classification of Specific Plan for the project site to implement the General Plan land use designation.

The adoption by the City of Ontario of the Borba Village Specific Plan by ordinance constitutes a zone change for the project site establishing the land use and zoning regulations for the project site and, as such, takes precedence over the City of Ontario Development Code. Where the specific plan is silent, the City of Ontario Development Code takes precedence.