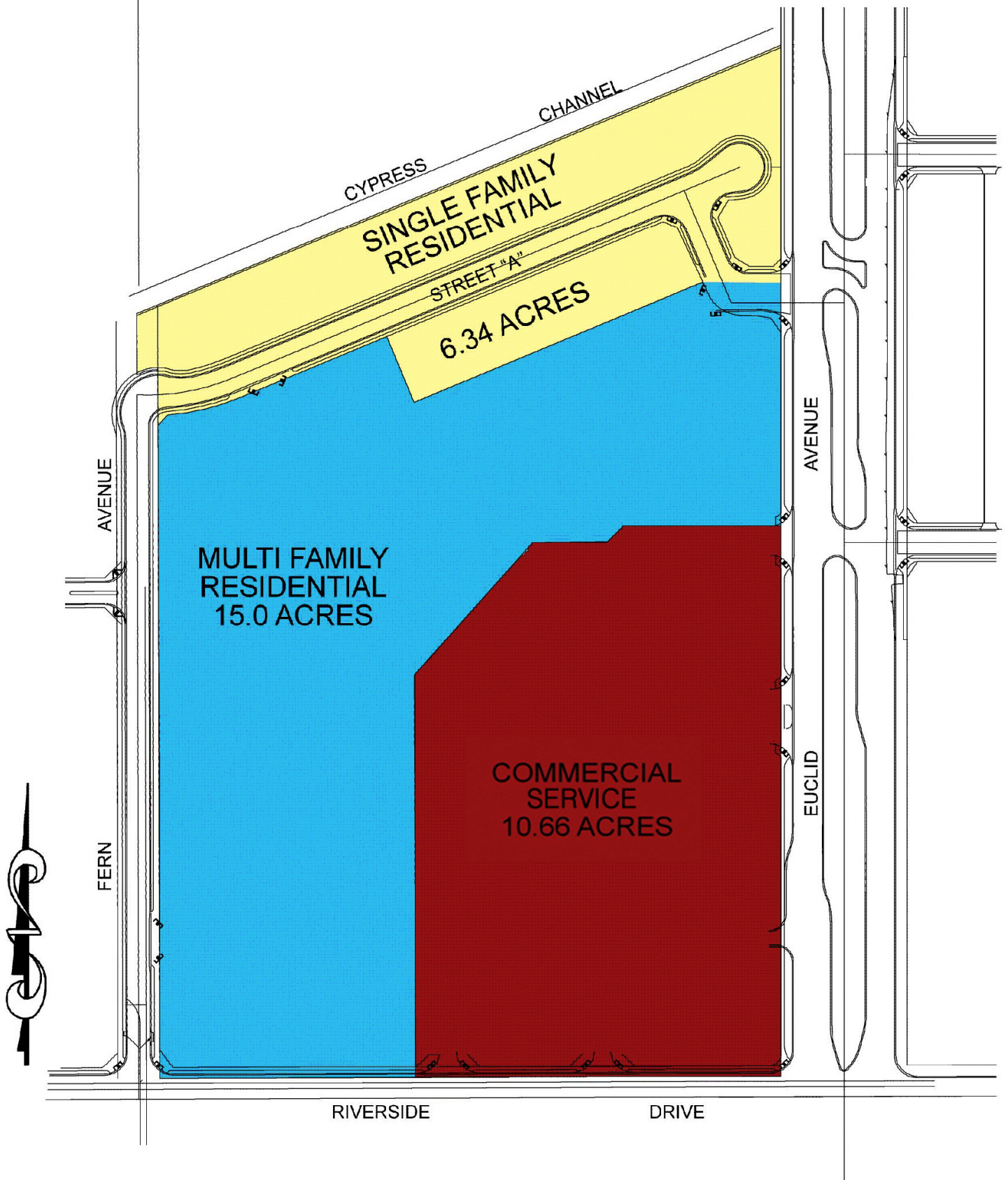




3.1 OVERVIEW

The Borba Village Specific Plan is a 32 acre planned community offering a traditional neighborhood lifestyle within an established urban setting. The community is comprised of two distinctive residential phases, a central green providing recreational opportunities and a commercial service center.

Residential development is designed to provide a variety of housing types including single family detached homes on lot sizes averaging approximately 7,200 square feet in area, multifamily dwelling units, and commercial uses including a home improvement center. The Land Use Plan included as Exhibit 6 depicts the arrangement of land use planning areas within Borba Village. The statistical summary, Table 2, provides a tabulation of land uses by acreage, residential densities, and number of dwelling units envisioned for Borba Village.



(NOT TO SCALE)

**EXHIBIT 6
LAND USE PLAN**

Table 2
Land Use Summary

| | Residential | | Commercial Service | | Total |
|---------------------------------------------------------|--------------|------------|--------------------|------------------|--------------|
| | Acres | Units | Acres | Floor Area Ratio | Acres |
| | | | 10.69 | .40 | 10.69 |
| 4.1 Du/AC 6,000 SF LOT MINIMUM (7,200 SF Average) | 6.34 | 26 | | | 6.34 |
| Up to 16 Du/AC Multifamily (1) | 15.0 | 198 | | | 15.0 |
| | | | | | |
| | | | | | |
| TOTAL | 21.34 | 224 | 10.69 | | 32.03 |

(1) Includes approximately 3.9 acres of open space.

3.2 INTRODUCTION

The Land Use Plan for Borba Village is designed to provide for development of residential and commercial service uses in a traditional neighborhood setting linked through a pedestrian corridor within an open space system. The open space system forms a central green providing an area for residents to engage in casual social interaction as well as passive recreation. Active recreational facilities will be located within the central green for residents to walk to. The pedestrian circulation system is designed to bring people to the central green to encourage social interaction and to provide pedestrian connectivity to the commercial area and public services located outside of the planned community.

3.3 RESIDENTIAL USE

Residential land uses within Borba Village comprise approximately 21.34 acres. The Specific Plan proposes the development of up to 224 residential units offering single family detached homes and multifamily residential development. Residential land use areas are contained within two distinctive neighborhoods linked by a network of pedestrian trails within a central green connecting the neighborhoods to one another and to the neighborhood commercial center within the community.

3.3.1 TRADITIONAL NEIGHBORHOOD DESIGN

The master plan for Borba Village offers a strong community identity for residents and visitors through a traditional approach to the community's street design, architecture, and community design elements. Residential streets within neighborhoods are designed with less paved travel lane area than conventional streets and will be landscaped in a manner adding visual interest and serving to slow traffic. A central green serves as a focal point for the arrival to the multifamily area.

Site planning criteria is included in the Specific Plan to promote the orientation of residential units toward the street and open space areas. Parking in the multifamily residential planning area is required to be located to the rear of structures to provide residents with the ability to view their neighborhood and to encourage residents to interact with one another thereby promoting self policing. Ground floors are set at 24 to 30 inches above grade providing a sense of privacy to residents.

A sense of community is created by encouraging neighbors to interact on day to day activities, which helps to make a neighborhood safer. The plan focuses on human-scale architectural details to enhance the pedestrian friendly character of the residential neighborhoods. Such features may include the use of front porches, railings, enhanced entries, and a mix of materials and textures. The visual impact of garage doors, carports and trash enclosures will be minimized through the use of auto courts, special setback requirements and tandem parking garages in the single family neighborhood and the use of alternative building materials for trash enclosures and carports within the multifamily residential area with the use of trellises to soften the appearance of the trash enclosures and carports.

The following describes the neighborhoods and housing types for Borba Village.

Single Family Detached – 6,000 Square Foot Lot Minimum

The Specific Plan allows for the development of approximately 26 single family detached dwelling units on minimum 6,000 square foot lots averaging 7,200 square feet at a density of approximately 4.1 dwelling units per acre. The single family detached residential development area is planned to be constructed in the northerly portion of the project site adjacent to the Cypress Channel with access from Euclid Avenue and Fern Avenue. Locating the single family detached homes adjacent to the Cypress Channel will provide a buffer between existing single family residential uses located north of the project site and other uses planned for the project site.

Multifamily

Up to 198 multifamily units are planned within the project site providing a mix of two and three bedroom units. The two bedroom units will provide tandem, 2-car parking garages to meet the parking requirement and minimize the visual impact on garage doors on the main street. Trellises will be used to soften the appearance of the tandem garages facing the main street. This multifamily residential component will be developed at a maximum density of less than 14 dwelling units per acre and will be located south of the single family residential area and west of the neighborhood commercial service center with three access points provided from Fern Avenue.

3.4 COMMERCIAL SERVICE USES

Approximately 10.69 acres are designated for development of a commercial services center adjacent to Euclid Avenue and Riverside Drive. The maximum development potential for the commercial services center is established at a floor area ratio of .40.

3.5 OPEN SPACE, RECREATION AND TRAILS

3.5.1 CENTRAL GREEN

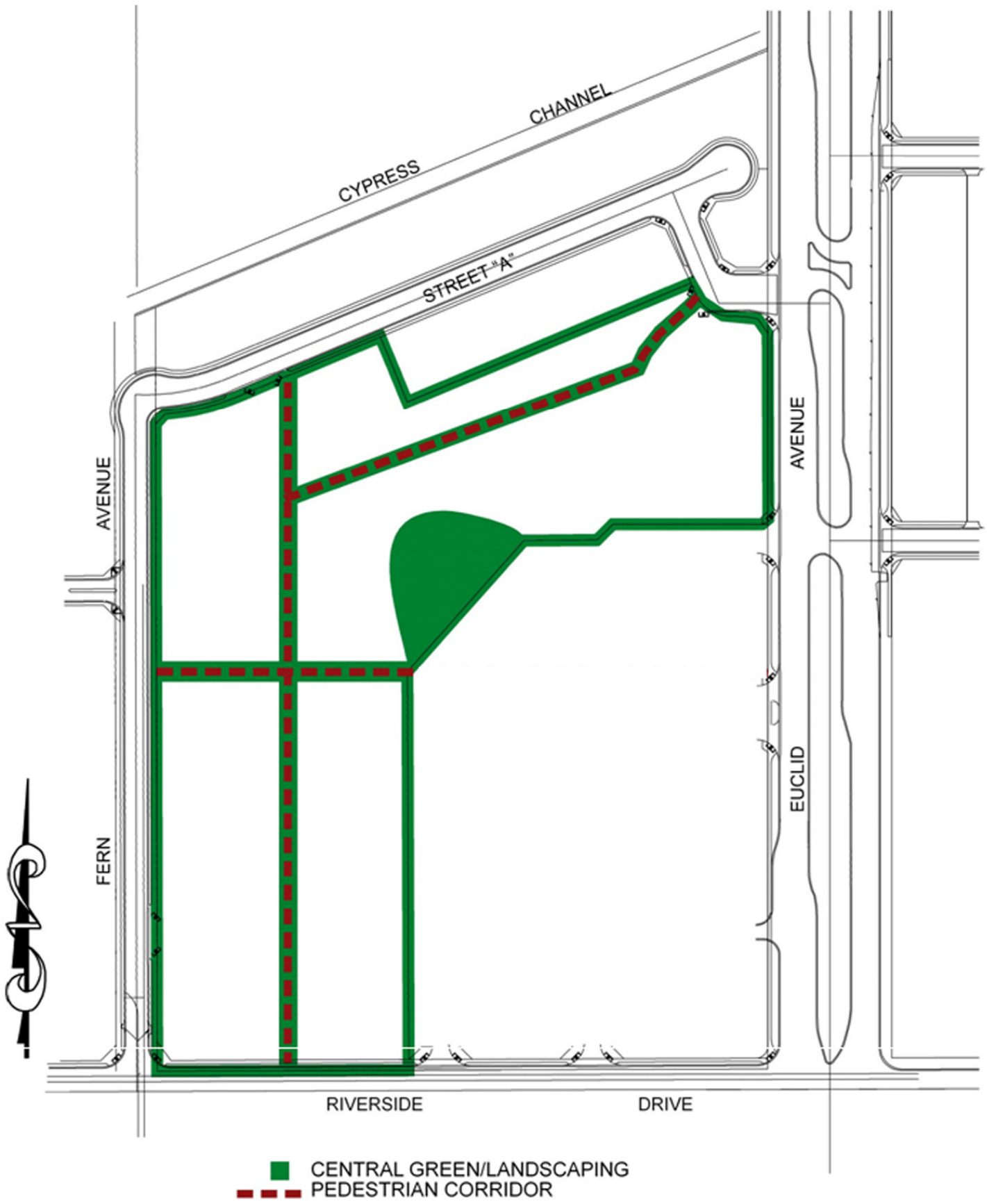
A central green will be developed within the multifamily residential area of the master planned community providing a central focal point for the community. This central green will be heavily landscaped and improved with an area serving as a signature park providing active and passive recreational facilities, pedestrian walkways, and other amenities such as fountains and informal gathering areas for residents to socialize. It is anticipated that the signature park area will include active recreational facilities such as a pool, spa, tot lot, and other similar major facilities. The central green will also provide the backbone for the pedestrian trail system to be developed throughout the planned community connecting the residential neighborhoods. Exhibit 7, "Open Space/Pedestrian Corridor" illustrates the conceptual plan for provision of open space within the planned community. The exact location, size, and design of the central green will be determined

pursuant to the site plan submitted to the City and as approved by the City as part of the development permit process.

3.5.2 PEDESTRIAN CORRIDOR

A central feature of the Borba Village master plan is the development of a pedestrian corridor connecting each residential neighborhood to the neighborhood commercial center and serving as a unifying element to the residential community. The pedestrian corridor will be located within the central green and other landscaped areas within the multi-family area and will connect to a sidewalk system within the street right of way located within Riverside Drive, Fern Avenue, and Street "A". Criteria in the specific plan provide for the extension of the pedestrian corridor from the multifamily residential area out to Euclid Avenue.

Access through the project site is provided via the pedestrian corridor for residents located west of Borba Village to walk to the commercial services center. The pedestrian corridor will link the planned community to the public sidewalk system to be developed as part of the circulation improvements to Euclid Avenue and Riverside Drive allowing residents to walk to planned public transit stops near the project site. Exhibit 8, "Pedestrian Circulation Plan", illustrates the conceptual plan for a pedestrian corridor to be developed as part of Borba Village. The exact location, size, and design of the pedestrian corridor will be determined pursuant to the site plan submitted to the City and as approved by the City as part of the development permit process.



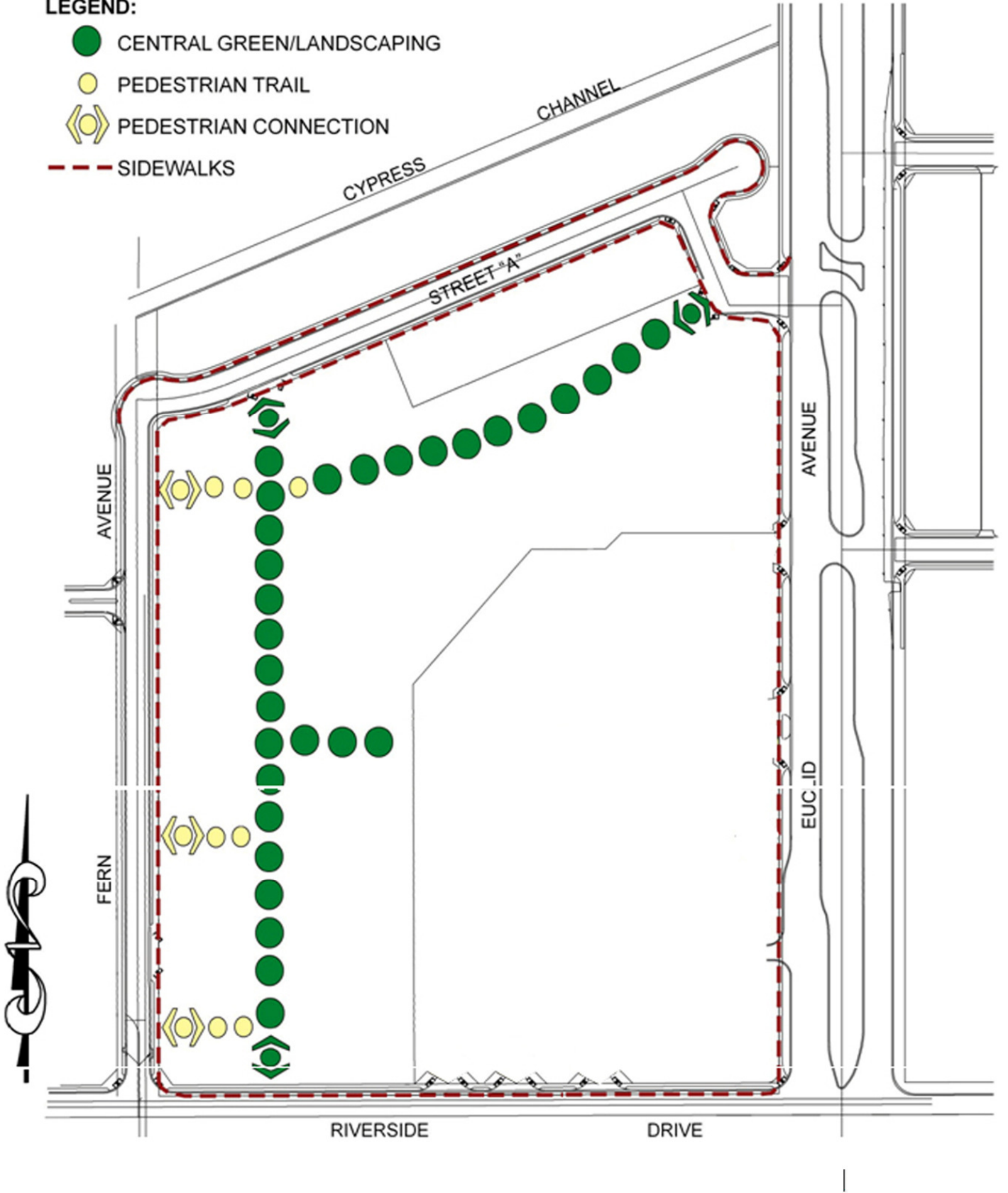
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Specific Plan Amendment
June 28, 2006

EXHIBIT 7
OPEN SPACE 1
PEDESTRIAN CORRIDOR PLAN

LEGEND:

- CENTRAL GREEN/LANDSCAPING
- PEDESTRIAN TRAIL
- ⟨ ⟩ PEDESTRIAN CONNECTION
- - - SIDEWALKS



(NOT TO SCALE)

EXHIBIT 8
PEDESTRIAN CIRCULATION PLAN