

Borba Village

MERGED SPECIFIC PLAN AMENDMENTS ONTARIO, CA

File Nos:
PSPA06-001 & PSPA06-005

Originally Prepared by:

WLC ARCHITECTS, INC.
June 28, 2006

Prepared for:

Mr. Joe Borba, Mr. George Borba, and Mr. John Borba
7955 Eucalyptus Avenue
Chino, CA 91710

&

Revised by:

GreenbergFarrow, Inc.
March 6, 2007

For

THE HOME DEPOT

SPECIFIC PLAN ONTARIO, CA

TABLE OF CONTENTS

EXECUTIVE SUMMARY

ES-1

INTRODUCTION

1.1	Project Setting	1-1
1.2	Specific Plan Proposal	1-1
1.3	Specific Plan Purpose and Objectives	1-8
1.4	Authority and Requirements for the Specific Plan	1-9
1.5	CEQA Compliance	1-11
1.6	Relationship to General Plan Zoning	1-11

Section 2

EXISTING CONDITIONS

2.1	Background	2-1
2.2	Project Site Characteristics	2-1
2.3	Existing Circulation and Access	2-1

Section 3

LAND USE

3.1	Overview	3-1
3.2	Introduction	3-4
3.3	Residential Use	3-4
3.4	Neighborhood Commercial Uses	3-5
3.5	Open Space, Recreation and Trails	3-5

TABLE OF CONTENTS

Section 4

INFRASTRUCTURE AND SERVICES

4.1	Circulation	4-1
4.2	Water Master Plan	4-8
4.3	Sewer Master Plan	4-10
4.4	Storm Drainage Master Plan	4-12
4.5	Flood Control	4-12
4.6	Schools	4-14
4.7	Public Utilities	4-14

Section 5

DESIGN GUIDELINES

5.1	Community Design Concept	5-1
5.2	Streetscapes	5-2
5.3	Entries	5-11
5.4	Pedestrian Corridor, Open Space, and Recreation Areas	5-17
5.5	Buffer Zone	5-24
5.6	Site Planning Criteria	5-27

Section 6

DEVELOPMENT REGULATIONS

6.1	Introduction	6-1
6.2	Definition of Terms	6-1
6.3	Applicability	6-1
6.4	Administration	6-1
6.5	Methods of Interpretation	6-2
6.6	General Site Development Criteria	6-2
6.7	Implementation	6-3
6.8	Interpretation	6-3
6.9	Development Plan Review	6-3
6.10	Subdivision Maps	6-3
6.11	Specific Plan Modifications and Amendments	6-4
6.12	Appeals	6-5
6.13	Project Financing	6-5
6.14	Maintenance Responsibilities	6-5
6.15	Development Standards	6-6
6.16	Landscape Standards	6-16

TABLE OF CONTENTS

Section 7

PROJECT PHASING

7.1	Introduction	7-1
7.2	Land Use Phases	7-1
7.3	Installation of Infrastructure, Public Utilities, & Provision of Public Services	7-2

Section 8

GENERAL PLAN CONSISTENCY

8.1	Introduction	8-1
8.2	General Plan Policies and Implementation	8-1

LIST OF TABLES

1.	Statistical Summary	1-7
2.	Land Use Summary	3-3
3.	Single Family Residential Site Development Standards	6-8
4.	Multifamily Residential Site Development Standards	6-11
5.	Neighborhood Commercial Site Development Standards	6-15
6.	Plant Palette	6-17

LIST OF EXHIBITS

EXECUTIVE SUMMARY

1.	Regional Location Map	ES-6
2.	Vicinity Map	ES-7

SECTION 1 – INTRODUCTION

3.	Project Location Map	1-2
4.	Project Site Aerial	1-3

SECTION 2 – EXISTING CONDITIONS

5.	Existing Land Use	2-2
----	-------------------	-----

SECTION 3 – LAND USE

6.	Land Use Plan	3-2
7.	Open Space/Pedestrian Corridor Plan	3-7
8.	Pedestrian Circulation Plan	3-8

TABLE OF CONTENTS

SECTION 4 – INFRASTRUCTURE

9.	Master Circulation Plan	4-3
10.	Street Sections	4-4
11.	Street Sections	4-5
12.	Pedestrian Circulation Plan	4-7
13.	Water Master Plan	4-9
14.	Sewer Master Plan	4-11
15.	Drainage Master Plan	4-13

SECTION 5 – DESIGN GUIDELINES

16.	Euclid Avenue Streetscape Adj. To Residential	5-3
17.	Euclid Avenue Streetscape Adj. To Commercial	5-4
18.	Riverside Drive Streetscape Adj. To Commercial	5-6
19.	Riverside Drive Streetscape Adj. To Residential	5-7
20.	Fern Avenue Streetscape Adj. To Multifamily	5-9
21.	Street A Streetscape Adj. To Single Family	5-10
23.	Commercial Entry @ Euclid Avenue	5-14
24.	Multifamily Entry @ Fern Avenue	5-16
25.	Pedestrian Corridor Concept, North/South Extension	5-18
26.	Multifamily Central Recreation Concept	5-19
27.	Multifamily Passive Recreational Concept	5-20
28.	Multifamily Active Recreational Concept	5-21
29.	Commercial Area/Public Plaza Concept	5-22
30.	Pedestrian Corridor to Euclid Avenue	5-23
31.	Land Use Buffer/Multifamily/Commercial	5-25
32.	Land Use Buffer/Single Family Detached	5-26
33.	Residential Plotting Abutting Euclid Avenue	5-29
34.	Typical Single Family Residential Plotting	5-30
35.	Garage Alternatives	5-31
36.	Carports	5-32
37.	Commercial Parking Area	5-34
38.	Trash Enclosures	5-37
39.	Conceptual Monument Sign Plan	5-38
40.	Monument Sign Detail	5-39
41.	Community Wall and Fence Plan	5-40
42.	Wall and Fencing Details	5-41

APPENDICES

Appendix I – Legal Description	8-5
Appendix II- FEMA Map	8-6