


PROJECT PHASING

7.1 INTRODUCTION

Development of Borba Village will be phased to meet the following objectives:

- Orderly build-out of the community based upon market and economic conditions.
 - Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.
 - Abandonment, accommodation, and/or relocation of water well facilities within the proposed land use area.

Development phasing of the project site will be determined by the landowner and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors and individual phases may overlap or develop concurrently. Development phasing will be implemented through the approval by the City of tentative tract maps and parcel maps to require appropriate levels of infrastructure and community facilities. A plan for the phasing of public improvements will be provided with the first subdivision map.

7.2 LAND USE PHASES

The sequencing of residential and commercial development areas will be determined by the landowner/master developer based upon housing demand and the real estate market. The development of land uses will be implemented through the approval of a master tentative map establishing the residential areas, open space areas, public school site, public park areas, the school site, and other areas to be dedicated as public. Submittal of subsequent tentative maps for each area within a land use area will be approved by the City of Ontario.

Appropriate levels of infrastructure and public utilities will be installed and public services will be available to serve each phase of development as it occurs. Phased infrastructure improvement, as required and approved by the City Engineer to support each phase, will be installed by the developer.

7.3 INSTALLATION OF INFRASTRUCTURE, PUBLIC UTILITIES, AND PROVISION OF PUBLIC SERVICES

The timing for installation of infrastructure, utilities and provision of public services for the Borba Village Specific Plan will be determined as part of the City's approval of tentative tract maps and parcel maps. Facilities will be constructed and services made available in a timely manner as development progresses.