

8 GENERAL PLAN CONSISTENCY

8.1 INTRODUCTION

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

Prior to the approval of the Borba Village Specific Plan, the City will adopt a General Plan Amendment changing the General Plan Land Use Policy Map designation for the project site from “Neighborhood Commercial” to “Planned Commercial” and “Planned Residential”. The Borba Village Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario General Plan, as amended. The following describes the manner in which the Specific Plan complies with the General Plan.

8.2 GENERAL PLAN POLICIES AND IMPLEMENTATION

The Borba Village Specific Plan proposes a mixed use development of retail, service, and office commercial land uses in combination with a variety of residential land uses including multi-family residential and single family residential housing types consistent with the General Plan land use designation of “Planned Commercial” and “Planned Residential”. General Plan policies applicable to the proposed Borba Village Specific Plan are discussed below.

Hazards Element

Policy 8.2

Require the use of walls and berms or other noise mitigation measures in the design of residential or other noise sensitive land uses that are adjacent to major roads or railroads and include mitigation measures in the design of roadway improvement projects within the City.

Implementation

The Borba Village Specific Plan will comply with requirements for acoustical design as identified by the City of Ontario.

Community Development Element*Policy 1.2*

Encourage a variety of residential uses, types, and densities to meet varied housing needs.

Implementation

The Borba Village Specific Plan includes a proposal for the development of single family residential land uses at a density of 4.1 dwelling units per acre and multi-family residential development at a density of 16 dwelling units per acre. The Specific Plan proposal for residential land use will provided a variety of housing types to address various housing needs.

Policy 1.5

Require new development to pay its fair share, in conformance with State law, of the costs of public facilities and infrastructure needed to serve those developments.

Implementation

All improvements and infrastructure needed to serve the Borba Village Specific Plan will be paid for by the project developer.

Policy 4.3

Retain and promote the single-family residential character along Euclid Avenue with the exception of the Town Center.

Implementation

Residential development along Euclid Avenue within Borba Village will be oriented to front on Euclid Avenue.

Policy 5.3

Support and encourage development of mixed use projects, which combine residential uses with one or more commercial uses in a planned development.

Implementation

The Borba Village Specific Plan is a mixed use project combining single family residential, multi-family residential and commercial land uses within a master planned setting.

Policy 7.1

Encourage a pattern of land uses to establish an economic base which provides sufficient jobs for those who choose to both live and work in Ontario.

Implementation

The Borba Village Specific Plan provides for a pattern of land uses which will provide jobs within the commercial area within walking distance from residential uses planned within the Specific Plan area as well as from residential areas surrounding the Specific Plan area.

Policy 7.2

Require new Specific Plans and revisions to existing Specific Plans which include commercial and/or industrial development to demonstrate compatibility with the Goals and Implementation Policies of the General Plan, and in particular with Policy 7.1, immediately above.

Implementation

The Borba Village Specific Plan provides for a pattern of land uses which will provide jobs within the commercial area within walking distance from residential uses planned within the Specific Plan area as well as from residential areas surrounding the Specific Plan area.

Infrastructure Element

Policy 11.2

Require that new development be consistent with the provisions of the Countywide Congestion Management Program.

Implementation

As part of the environmental review conducted by the City for the Borba Village Specific Plan the project will be evaluated for consistency with the Countywide Congestion Management Program.

Policy 12.1

Discourage direct driveway access to arterial roadways.

Implementation

Driveway access from Euclid Avenue and Riverside Drive is limited to the provision of main driveways serving the commercial center and the residential components as a whole.

Policy 12.2

Maintain at least a Level of Service D for roadway segments and at least a Level of Service E for intersection on all streets whenever possible.

Implementation

A traffic study prepared for the Borba Village Specific Plan concluded that the intersections evaluated as part of the traffic study will operate Level of Service C or better with improvements proposed as part of the development of the Borba Village Specific Plan.

Policy 15.3

Include pedestrian facilities in new developments where possible, especially pedestrian pathways in new residential developments and pedestrian plazas and connections in new employment centers where such plazas and connections can effectively reduce automobile travel.

Implementation

A central feature of the Borba Village master plan is the development of a pedestrian corridor connecting each residential neighborhood and serving as a unifying element to the community. The pedestrian corridor will be located in a north/south alignment through the multifamily residential area providing pedestrian connectivity from Street A to Riverside Drive and through the central green in an east west alignment providing connectivity to Fern Avenue and Euclid Avenue. The pedestrian corridor will connect to the public sidewalk system within the street right of way located within Riverside Drive, Fern Avenue, Euclid Avenue, and Street "A".

Policy 15.4

Encourage bicycle riding through provision of a safe and efficient network of bike paths and bike lanes, particularly in newly developing areas.

Implementation

Development of the Borba Village Specific Plan will include right of way improvements to Euclid Avenue and Riverside Drive. As part of these improvements, a Class III bike lane will be provided.

Housing Element

The Borba Village Specific Plan implements the City's Housing Element Program Objectives related to the provision of a variety of housing types for all income groups and household types. Residential uses within the Borba Village Specific Plan include multi-family residential and single family residential housing types to address the needs of a variety of household types.