

9.0 Approval and Amendment Process



Kaiser Permanente Ontario Medical Center Specific Plan

9.0 APPROVAL AND AMENDMENT PROCESS

9.1 APPROVAL PROCESS

9.1.1 Kaiser Permanente Ontario Medical Center: Submittal Packages

Any proposed subdivision of any parcel or the construction of any improvement within the Kaiser Permanente Ontario Medical Center must first be approved by the City of Ontario Planning Department. Any parcel or tentative tract map submittal must be approved by the City of Ontario Development Advisory Board, Planning Commission; final maps are to be reviewed and approved by the City Council. Construction plans for the medical office building and parking structures must be approved by the City of Ontario Planning Department and Building Department before building permits will be issued. The hospital and central plant construction plans will be reviewed, and must be approved, by the Office of Statewide Health Planning and Design (OSHDP).

These additional approvals and permits are required for project development:

- City of Ontario Building Official permit for grading;
- State Water Resources Control Board approval of Notice of Intent and Storm Water Pollution Prevention Plan for grading and construction;
- Ontario Public Facilities Development Department approval of landscape and irrigation plans, including planting palette;
- Ontario Police Department and Fire Department approval of plans;
- Ontario Building Department and Engineering Department approval of plans for soil stockpiling or borrowing;
- City Engineer approval of drainage and water system plans;
- City Engineer and Public Services Director approval of wastewater facility plans;
- Southern California Edison (SCE) and City Engineer approval of electrical facility plans;
- Southern California Gas Company (SCG) and City Engineer approval of natural gas facility plans;

- General Telephone Company (GTE) and City Engineer approval of telephone facility plans;
- City Solid Waste Superintendent approval of solid waste facilities;
- City Engineer approval of traffic improvements and traffic monitoring program; and
- Ontario Montclair School District approval of school impact fees, and Chaffey Joint Union High School District approval of mitigation agreement due to project's location in Community Facilities District No. 2.

9.1.2 Development Site Plans

Development site plans shall be subject to review and approval by the City of Ontario Planning Department and the Development Advisory Board before any construction plans can be submitted to the City Building Department.

Meetings of the Development Advisory Board, Planning Commission, and City Council are open to the public. Scheduling information is available from the City of Ontario Planning Department.

9.1.3 Environmental Evaluation/Notice of Intent

An environmental evaluation/notice of intent is required by the City of Ontario with the submittal of any preliminary site plans. The City planning staff reviews all environmental evaluations prior to the Development Advisory Board meeting on development site plans. The City of Ontario shall prepare an initial study to determine the need for any additional environmental documentation subsequent to the Specific Plan EIR.

9.2 AMENDMENT PROCESS

9.2.1 Minor Revisions

Substantial conformance is an administrative process established in the Specific Plan to allow a limited degree of flexibility for both the applicant and City of Ontario in the implementation of the project. Minor modifications may be made in certain technical components of the Specific Plan. Substantial Conformance may include, but is not limited to, modifications to infrastructure improvements, public service and facility improvements, landscape materials, locations of signs and similar changes. The Substantial Conformance process shall not include modifications to development regulations, basic design concepts or to exceed the maximum development intensity established in the Specific Plan.

Determination of Substantial Conformance may be made by the DAB when the following findings can be made:

- The proposed modification is consistent with the intent of the Specific Plan;
- The modification does not create adverse impacts on infrastructure such as sewer, water, storm drainage or circulation systems;
- The modification does not create adverse impacts on public facilities or community services;
- The modification does not create an increase in density or intensity allowed in the Specific Plan; and
- The goals of the Specific Plan and the City's General Plan will not be adversely affected.

9.2.2 Specific Plan Amendments

Amendments to the Specific Plan may be submitted to the City of Ontario which exceed the scope and intent of the Substantial Conformance process. Specific Plan Amendments are governed by Section 65500 of the California Government Code.

A major amendment to the Specific Plan shall require review and approval by the City of Ontario Planning Department, Development Advisory Board, Planning Commission, and City Council. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the Ontario Planning Department, stating in detail the reasons for the proposed amendment.

9.2.3 Appeals

An appeal of any determination, decision, or requirement of staff, the Development Advisory Board, or the Planning Commission shall be made in conformance with the appeal procedures established by the Ontario Municipal Code.