

1.0 Introduction



Kaiser Permanente Ontario Medical Center Specific Plan

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1.1 PURPOSE OF SPECIFIC PLAN

The Kaiser Permanente Ontario Medical Center Specific Plan describes planning and design concepts, guidelines, and development standards to be used in developing the Kaiser Permanente project as a medical and administrative facility in Ontario, California. Through compliance with City of Ontario and State of California specific plan guidelines, the Kaiser Permanente Ontario Medical Center is intended to be developed and maintained in a harmonious, integrated, and well-designed manner as described and illustrated in this Specific Plan.

1.2 AUTHORITY

The Kaiser Permanente Ontario Medical Center Specific Plan has been prepared in accordance with California Government Code Section 65450 et al and applicable ordinances of the City of Ontario. The Specific Plan will constitute the zoning for the project site. Land use standards and regulations contained in this document shall govern all areas within the project. A legal description of the project boundaries is included in the Appendices of this document.

1.3 DEFINITIONS

Particular words and terms used in this document are defined below. Other words are defined per the Ontario Municipal Code and the Ontario General Plan. Terms not otherwise defined are used according to their meanings in Webster's Collegiate Dictionary.

- (1) "Approving Agent" shall mean the Kaiser Permanente Medical Care Program, its officers, Facilities Design and Construction personnel assigned to the project, or agents of Kaiser Permanente assigned to the project; or any purchaser of the interest of Kaiser Permanente in the property or portion thereof.
- (2) "City" shall mean the City of Ontario, a municipal corporation.
- (3) "City Council" shall mean the City Council of the City of Ontario.

- (4) "Permitted" shall mean without the requirement of further discretionary permits but subject to all other applicable regulations.
- (5) "Planning Commission" shall mean the Planning Commission of the City of Ontario.
- (6) "Private Streets" shall mean those roads within the project site which are constructed and maintained by Kaiser Permanente.
- (7) "Project Site" shall mean the area within the designated legal boundaries of the project.
- (8) "Streetscape" shall mean the grading and landscaping treatment in areas adjacent to public roadways for the purpose of aesthetic enhancement.