

## 2.0 SUMMARY OF EXISTING CONDITIONS

### 2.1 PROJECT LOCATION

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#### 2.1.1 Regional Context

The Kaiser Permanente Ontario Medical Center ("Kaiser Permanente Ontario") site encompasses approximately 28 acres of land in Southern California. The site is located in the southwest corner of San Bernardino County in the City of Ontario. The area is part of the Chino Basin which is formed by the San Bernardino Mountains, the Jurupa Hills, and the Santa Ana Mountains, separated on the west from the Los Angeles Basin by the San Jose Hills.

The project site is located approximately four and one-half miles southeast of the City of Ontario Civic Center. Regionally, the site is approximately 40 miles from downtown Los Angeles, 20 miles from the City of San Bernardino downtown, and 30 miles from Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair. Figure 2-1 depicts Ontario within its regional context.

Land uses in the region are a mix of urban and rural, from residential, commercial, and industrial developments to agricultural land devoted to citrus/grape production and dairy cattle raising.

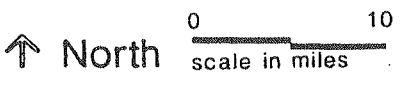
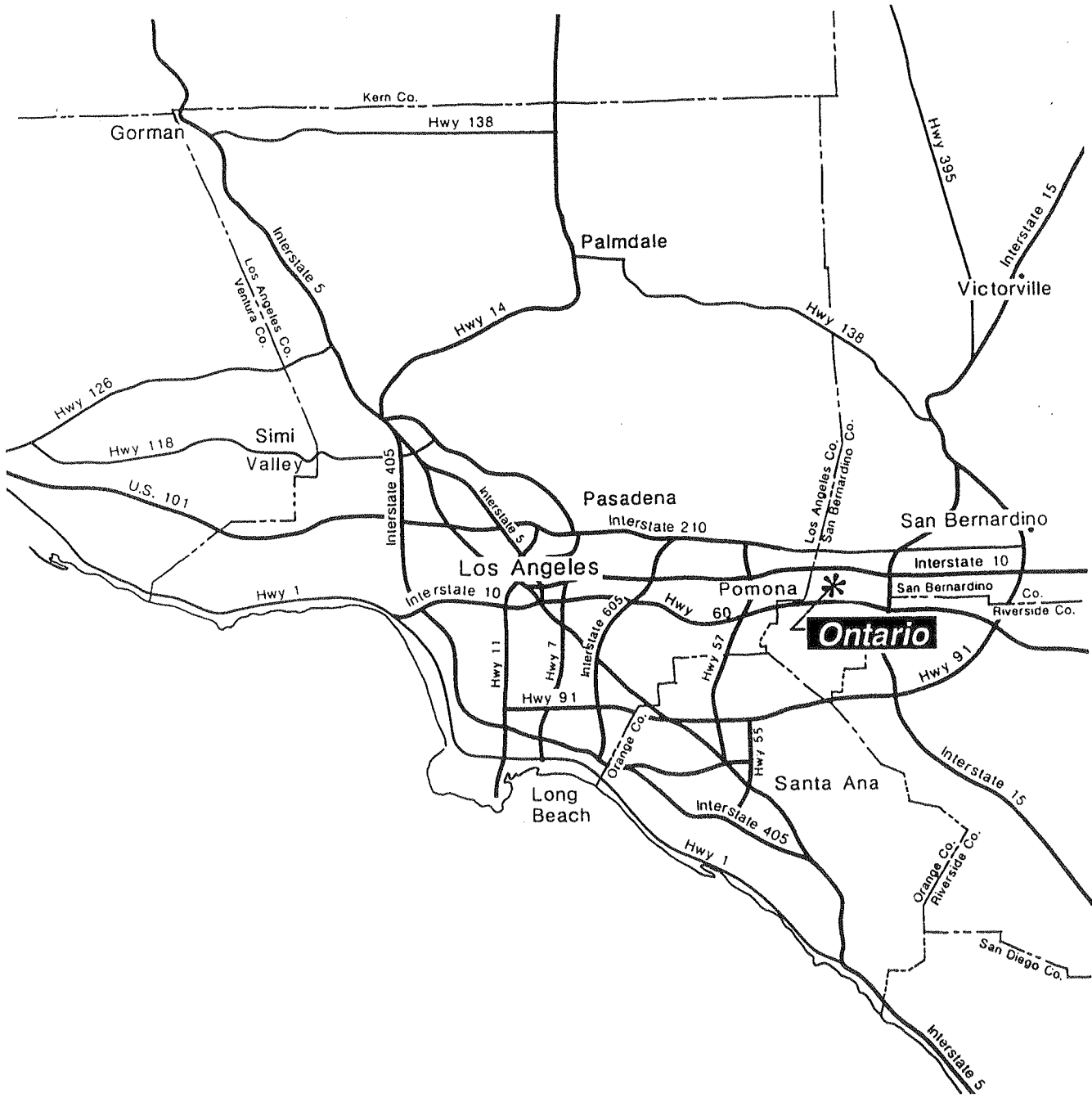
#### 2.1.2 Area Context

The Kaiser Permanente Ontario Medical Center site is located in the eastern portion of Ontario and south of the Ontario International Airport. The site is bounded generally by Philadelphia Street on the north, the Pomona Freeway on the south, the Ontario Municipal Golf Course on the east, and Vineyard Avenue on the west. Figures 2-2 and 2-3 locate the project site.

### 2.2 SITE CONDITIONS: EXISTING LAND USES

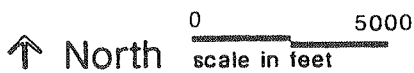
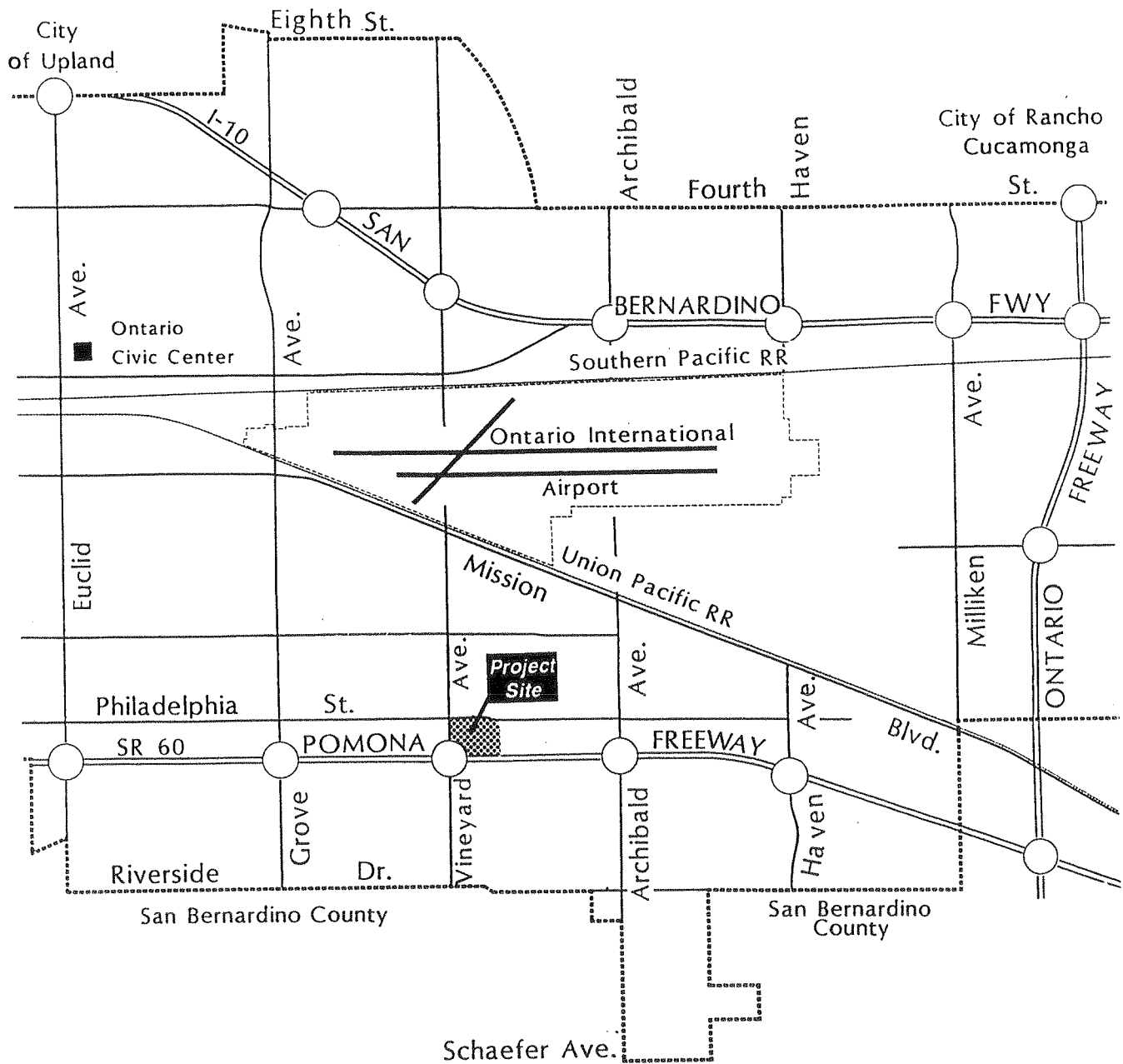
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The project site, generally flat but sloping slightly to the south and west, previously was cultivated as a vineyard but is now fallow. No buildings, structures, or other improvements exist on site. No horticultural features exist on site. A semi-improved flood control channel (i.e., gravel embankments) is adjacent to the site's northeast corner; this channel connects the flood control detention basins (Ely Basins) along the West Cucamonga Creek Flood Control System.



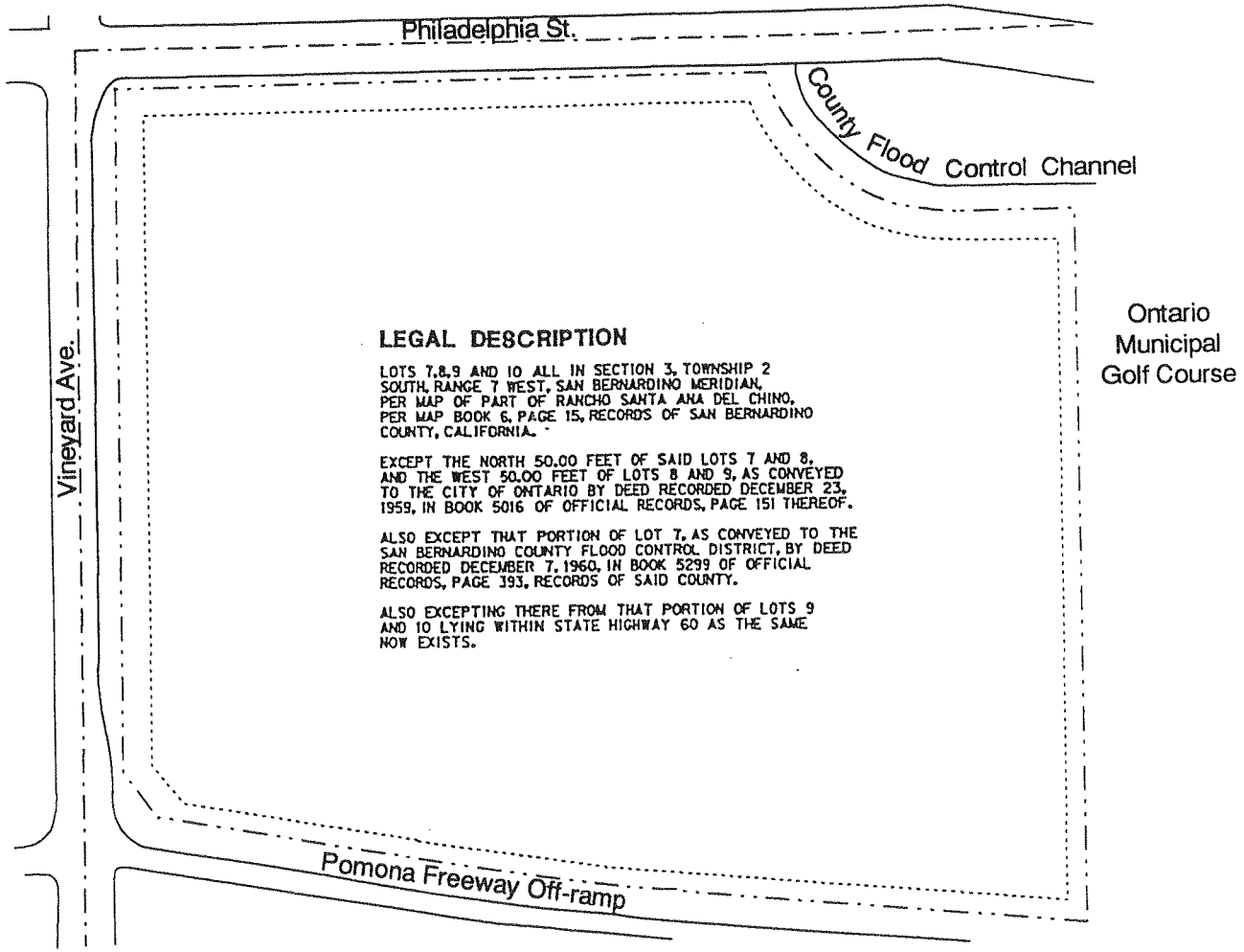
**cba** *Kaiser Permanente Ontario Medical Center Specific Plan*

Figure 2-1  
Regional Setting



**cba** Kaiser Permanente Ontario Medical Center Specific Plan

Figure 2-2  
 Project Vicinity



**LEGAL DESCRIPTION**




LOTS 7, 8, 9 AND 10 ALL IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, PER MAP OF PART OF RANCHO SANTA ANA DEL CHINO, PER MAP BOOK 6, PAGE 15, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

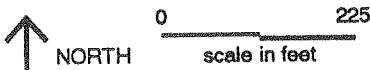
EXCEPT THE NORTH 50.00 FEET OF SAID LOTS 7 AND 8, AND THE WEST 50.00 FEET OF LOTS 8 AND 9, AS CONVEYED TO THE CITY OF ONTARIO BY DEED RECORDED DECEMBER 23, 1959, IN BOOK 5016 OF OFFICIAL RECORDS, PAGE 151 THEREOF.

ALSO EXCEPT THAT PORTION OF LOT 7, AS CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, BY DEED RECORDED DECEMBER 7, 1960, IN BOOK 5299 OF OFFICIAL RECORDS, PAGE 393, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THERE FROM THAT PORTION OF LOTS 9 AND 10 LYING WITHIN STATE HIGHWAY 60 AS THE SAME NOW EXISTS.

Ontario  
Municipal  
Golf Course

-  Setback Line
-  Project Boundary Line
-  Street Centerline



** Kaiser Permanente Ontario Medical Center Specific Plan**

SOURCE: HMC Architects

Figure 2-3  
Project Site

Nearby land uses include business parks, light industry, warehousing, the Ontario Municipal Golf Course, and vacant land. South of the Pomona Freeway in the project vicinity, land uses include single- and multi-family residences, retail stores and restaurants, the golf course, and the Chino Basin Municipal Water District (CBMWD) Regional Wastewater Treatment Plant No. 1. Figure 2-4 identifies existing surrounding land uses.

The project site is currently zoned SP Specific Plan District. Industrial Park (M2.5) properties are across Vineyard Avenue to the west. The surrounding flood control facilities and golf course are zoned OS Open Space District. Nearby land further north, much of which is currently vacant, is zoned M2.5. South of the Pomona Freeway, parcels are included in the C3 Commercial Service District, R2 Multiple Dwelling District, and R1 One-Family Dwelling District. Figure 2-5 illustrates existing zoning in the surrounding area.

The Ontario General Plan land use policy for the project environs is as follows: to the west, "Industrial Park"; to the north, "Non-Recreational Open Space"; to the east, "Existing Recreational Open Space/Park"; and south of State Route 60 (Pomona Freeway), "General Commercial".

## **2.3 EXISTING CIRCULATION**

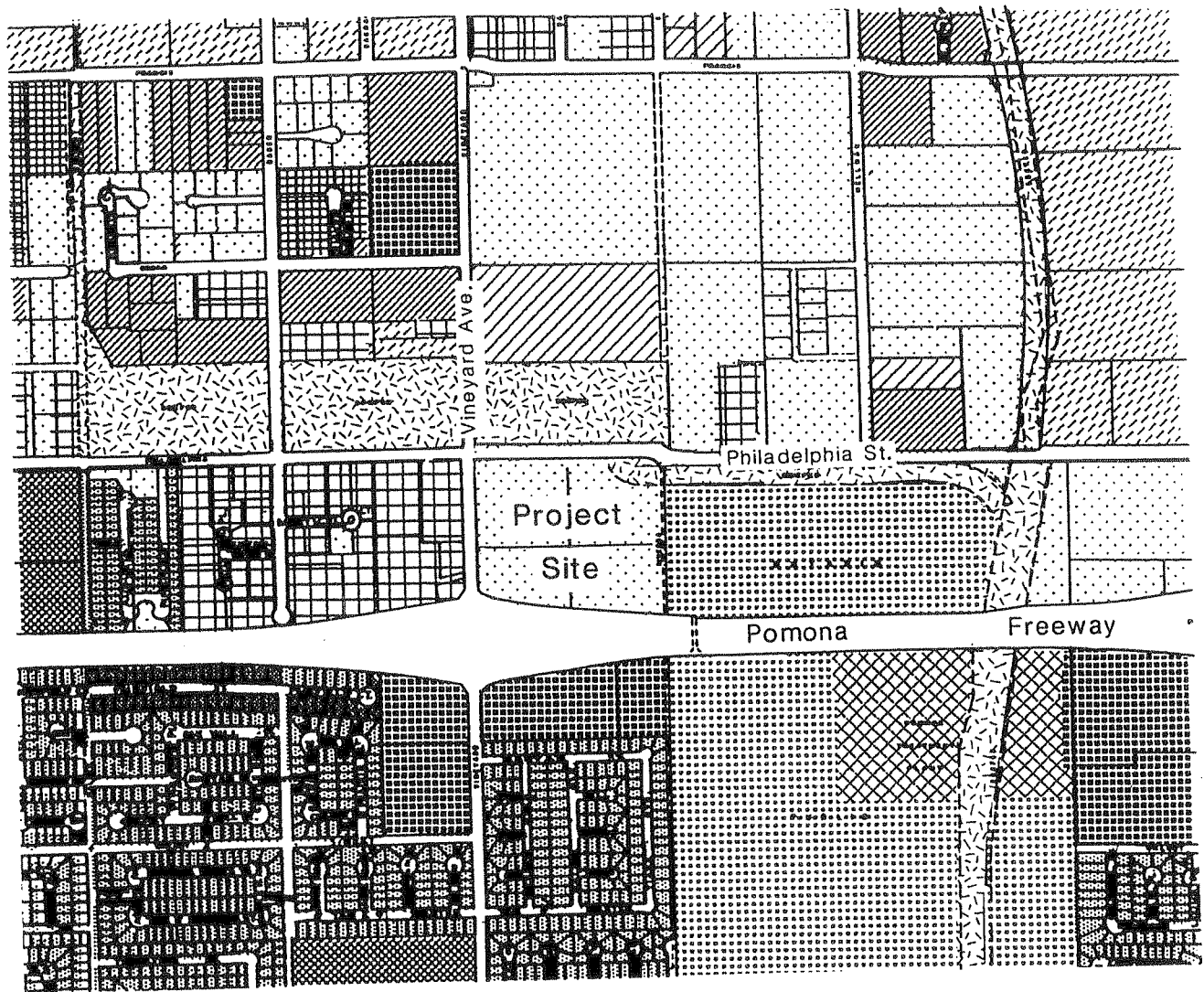
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### **2.3.1 Regional Circulation**

The project site has excellent regional accessibility with its location in close proximity to the Pomona (SR 60), San Bernardino (I-10), and Devore (I-15) Freeways. The San Bernardino Freeway is a major transportation route between Los Angeles on the west, and San Bernardino and the desert areas to the east. The Pomona Freeway also provides a major route to Los Angeles on the west, and Riverside and the desert areas to the east. The Devore Freeway provides north-south regional access. The project site is also located near a Union Pacific Railroad main line.

### **2.3.2 Local Circulation**

Existing local north-south access is provided by Vineyard Avenue, which runs along the project site's western boundary. In an east-west direction, Philadelphia Street forms the site's northern boundary. The City of Ontario Master Plan of Streets and Highways, which is part of the General Plan, identifies the various components of the city's transportation routes. Previous Figure 2-2 depicts regional and local circulation in the project vicinity.



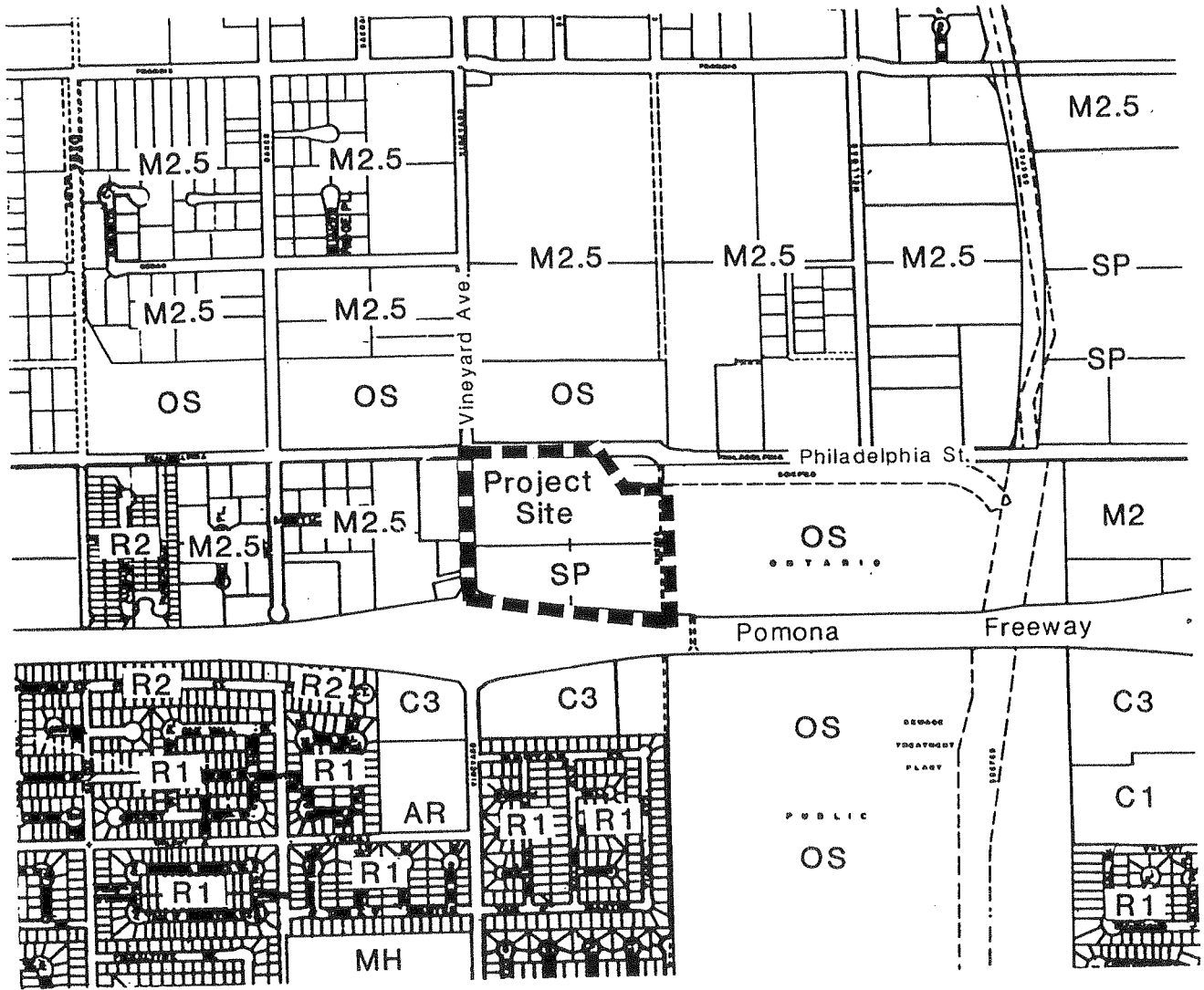
↑ North  
 0 600  
 scale in feet

- |  |                           |  |                  |  |                            |
|--|---------------------------|--|------------------|--|----------------------------|
|  | Single-Family Residential |  | Business Park    |  | Golf Course                |
|  | Multi-Family Residential  |  | Light Industrial |  | Wastewater Treatment Plant |
|  | Mobile Home               |  | Warehousing      |  | Vacant                     |
|  | Retail/Restaurant         |  | Row Crops        |  | Transportation Corridor    |
|  | Office                    |  | Flood Control    |  |                            |

**Kaiser Permanente Ontario Medical Center Specific Plan**

SOURCE: Ontario General Plan Program, June 1989.

Figure 2-4  
Existing Land Use



↑ North  
 0 600 1200  
 scale in feet

- |                                      |                              |
|--------------------------------------|------------------------------|
| <b>AR</b> Agricultural - Residential | <b>C3</b> Commercial Service |
| <b>R1</b> One-family Dwelling        | <b>M2.5</b> Industrial Park  |
| <b>R2</b> Multiple Dwelling          | <b>OS</b> Open Space         |
| <b>MH</b> Mobile Home Park           | <b>SP</b> Specific Plan      |

**cbn** Kaiser Permanente Ontario Medical Center Specific Plan

SOURCE: City of Ontario Zoning Ordinance

Figure 2-5  
 Existing Zoning

## 2.4 EXISTING PHYSICAL CONDITIONS

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### 2.4.1 Topography

The site generally is flat, sloping slightly to the south and west at an average grade of approximately one and one-half percent. Elevations on site range from about 837 to 822 feet above mean sea level.

### 2.4.2 Geology and Soils

Major soils of the project site have been classified as part of the "Delhi" series. A small portion of the site, located in the northeast corner, may contain small amounts of "Hilmar" series soils. The Delhi series typically accommodates irrigated truck crops, alfalfa, grapes, pasture, and residential sites. Runoff is very slow, and the hazard of water erosion is slight. Wind erosion is a high hazard. The Hilmar series, similar to the Delhi series, usually accommodates pasture, irrigated crops, and residential sites. Runoff is slow, and water erosion hazard is slight. Wind erosion is a moderate hazard. These soil series have supported non-agricultural development as agricultural land area has declined.

In conjunction with the above soil designations, a potential for wind erosion has been identified. All of the City of Ontario basically east of Grove Avenue is a Soil Erosion Control Area as defined by the West End Resource Conservation District. Grading, plowing, and other soil disturbance within this area is regulated by City ordinance and requires a permit from the City of Ontario Building Official. Non-agricultural projects larger than 1 acre must "...prevent dusts blowing therefrom as nearly as that can be done by the taking of reasonable measures and means", including construction and landscaping techniques to minimize wind erosion, under the terms of such a permit.

### 2.4.3 Seismicity

No known geologic fault traverses the project site or immediate vicinity. The entire Ontario area, however, is subject to ground shaking resulting from known active faults in the region. The Cucamonga, Red Hill, San Jose, Indian Hill, Central Avenue, and Chino Elsinore faults are potentially active within a 10- to 15-mile radius of the site. The San Jacinto and San Andreas faults are historically active and located approximately 25 miles northwest of the project site.

### 2.4.4 Hydrology

According to the Flood Insurance Rate Map (FIRM) for the City of Ontario prepared by the Federal Emergency Management Agency (FEMA), the Kaiser Permanente Ontario Medical Center site is within Zone B. Zone B indicates areas between the limits of the 100-year and 500-year floods.



A San Bernardino County Flood Control channel traverses the upper northeast corner of the site near Philadelphia Street. A concrete box spillway under Philadelphia Street leads into the channel, which is an interim improved channel with a rail and wire embankment. The channel changes the direction of flow of West Cucamonga Creek from south to east for approximately 3,200 feet, where it connects with Cucamonga Creek.

Due primarily to the rail and wire nature of the channel embankment, the project site is subject to infrequent flood hazard due to overflow, erosion, and debris deposition until adequate channel facilities are provided. As of August 1991, the San Bernardino Transportation/Flood Control Department had fully improved West Cucamonga Creek near the Pomona Freeway, where a flow bottleneck used to occur. Once updated flow calculations for the affected flood control channels are completed, the Philadelphia Street channel will be improved accordingly.

A master plan for drainage that outlines facility needs and system capabilities has been prepared and is included in this document. Provisions for flood-proofing the site per Federal Insurance Administration (F.I.A.) requirements are included. Any facilities that may need to be developed will be constructed by Kaiser Permanente in phases, as reviewed and approved by the City Engineer.

#### **2.4.5 Vegetation**

Previously cultivated as a vineyard, the project site is now fallow.

#### **2.4.6 Climate**

The climate in the project vicinity is dominated by the region's Pacific high-pressure system characterized by hot, dry summers and mild winters.

### **2.5 EXISTING UTILITIES**

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#### **2.5.1 Water**

Water service to the project site will be provided by the City of Ontario. Groundwater is the source of approximately 85 percent of the City's water supply. The wells within the city limits are owned by the City of Ontario and draw from the Chino Basin. Therefore, groundwater will be the primary source of water for this site.

The project site is currently located within the "Fourth Street Pressure Zone." Anticipated water pressure for the site is 85 to 90 pounds per square inch (psi). Hookups will occur from the existing 12-inch water main in Philadelphia Street.

A technical master plan for water service, which outlines service demand and system capabilities, would be prepared. Any facilities that need to be developed will be constructed by Kaiser Permanente in phases, as reviewed and approved by the City Engineer.

### **2.5.2 Wastewater**

Any additional required sewage collection facilities will be provided and maintained by Kaiser Permanente. Wastewater treatment facilities are operated by the Chino Basin Municipal Water District under the provisions of a regional wastewater treatment contract.

Presently there are two sewer lines close to the project site. An 8-inch line on Vineyard Avenue is currently over capacity and will not be used for the project. All sewer hookups will be via the existing 42-inch line in Philadelphia Street.

A technical master plan for sewer service that outlines service demand and system capabilities will be prepared. Any onsite facilities that need to be developed will be constructed by Kaiser Permanente in phases, as reviewed and approved by the City Engineer.

### **2.5.3 Solid Waste Disposal**

The City of Ontario provides solid waste disposal service throughout the city. Solid waste collected in the project site might be transported to the Milliken Landfill, administered by the San Bernardino County Department of Solid Waste Management and located between Milliken and Haven avenues in Ontario. The landfill, however, is expected to be closed and sealed within a few years, and solid waste will have to be disposed of in another regional landfill in accordance with County policy and programs.

San Bernardino County has prepared a countywide Hazardous Waste Management Plan (HWMP) which designates sites accepting various restricted materials. The City of Ontario is preparing a Hazardous Waste Plan under separate ordinance. Hazardous wastes will be handled and disposed in accordance with the County HWMP and applicable City ordinance(s).

### **2.5.4 Natural Gas**

The Southern California Gas Company (SCG) provides natural gas service to the area and maintains facilities in the project vicinity. Gas service to the project site would be provided from the existing gas mains under Vineyard Avenue and Philadelphia Street, with primary hookups off Philadelphia Street. Service will be in accordance with the company's policies and extension of service rules on file with the California Public Utilities Commission.

### **2.5.5 Electricity**

Electricity in the project vicinity is provided by Southern California Edison (SCE), which will service the project site. Existing overhead lines run along Vineyard Avenue. New underground lines in Philadelphia Street will be provided for the project.

### **2.5.6 Telephone**

Telephone service to the project vicinity is provided by the General Telephone Company (GTE). Existing lines are under Vineyard Avenue. New lines under Philadelphia Street will service the project.