

## **5.0 Technical Master Plans**



*Kaiser Permanente Ontario Medical Center Specific Plan*

## 5.0 TECHNICAL MASTER PLANS

The City's requirements for infrastructure improvements will be determined by the various technical master plans required for the Kaiser Permanente Ontario Medical Center. These plans will be submitted and approved by the City of Ontario prior to development permits.

### 5.1 TECHNICAL MASTER PLAN REQUIREMENTS

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A technical master plan shall be prepared for each of the infrastructure components identified below to identify the location and phasing of each improvement:

- Circulation (street alignment, design standards, pedestrian pathways, signage, and public transit;
- Infrastructure (storm drain system, water system, and wastewater system;
- Public Utilities (electricity, natural gas, telephone, and solid waste;
- Grading (on-site development; and
- Landscape (streetscape/interior roadway, intersection identity statements, on-site landscaping, buffer edges, and water conservation/environmental mitigation.

All technical master plans will be submitted prior to issuance of permits for construction of the initial project phase and will be reviewed and approved by the City of Ontario Planning Department and Development Advisory Board.

Amendments or revisions to technical master plans will not require an amendment nor revision of the entire Specific Plan document. However, such amendments or revisions shall be subject to the approval of the City of Ontario Planning Department, and may require review by the Development Advisory Board.

## 5.2 CIRCULATION CONCEPT

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Access to the project site will be from two entrances off Philadelphia Street and one off Vineyard Avenue. An internal circulation system will include drop-off points and parking structure access from an internal perimeter roadway.

Street and highway rights-of-way and curb widths shown in the Specific Plan may be modified if warranted by a precise traffic lane striping configuration approved by the City Engineer. Dedication will be required prior to the issuance of the first building permit.

The timing and location of traffic signals shall be based on a City-approved traffic study and traffic monitoring program. Traffic signals necessitated by project development will be constructed by Kaiser Permanente in conjunction with project roadway construction.

### 5.2.1 Street Alignments

Necessary improvements to Vineyard Avenue and Philadelphia Street will be undertaken in accordance with the traffic and circulation study prepared for the proposed project. Measures to reduce traffic impacts shall be required in conjunction with the San Bernardino County Congestion Management Plan, when adopted, as well as the 1991 Air Quality Management Plan (AQMP), the Model Air Quality Element for San Bernardino County, and South Coast Air Quality Management District (SCAQMD) Regulation XV (Trip Reduction/Indirect Source).

The project circulation plan includes negotiations with the San Bernardino County Flood Control District to gain access across the West Cucamonga Channel to Philadelphia Street as shown on Figure 5-1. This will add another entry to the site which will be signalized as appropriate.

In addition, two adjacent driveways on the west side of Vineyard Avenue (directly across from the Medical Center entrance) will need to be consolidated into a single driveway, to accommodate a signalized intersection. The driveway consolidation is necessary to provide adequate design geometrics for intersection circulation.

Kaiser Permanente will coordinate with affected property owners, as required, to achieve the driveway consolidation. If such coordination efforts are not successful, the City of Ontario may intervene, on behalf of Kaiser Permanente, with acquisition and condemnation proceedings to assure safe and adequate circulation. If such action by the City is necessary, Kaiser Permanente will enter into agreement with the City of Ontario to ensure that all costs of condemnation proceedings and land acquisition are fully funded, at no cost to the City.

## 5.2.2 Design Parameters

### a. Roadway Hierarchy

The project roadway hierarchy is defined as follows:

Regional Access:

- Pomona Freeway (SR 60)

Existing Standard Arterials:

- Vineyard Avenue - 76 feet curb to curb (100-foot right-of-way) currently; 94 feet curb to curb (120-foot or more right-of-way if ultimately widened to a divided arterial);
- Philadelphia Street - 76 feet curb to curb (100-foot right-of-way).

## 5.2.3 Public Transit

### a. Transit Routes

Although no definite plans exist to provide public transit service to the project site, the project site plan can accommodate the incorporation or extension of public transit service. The City of Ontario General Plan Infrastructure Element includes the goal to "support and pursue transit service expansion" through active participation with Omnitrans, the Southern California Rapid Transit District (SCRTD), and regional transit planning organizations.

The Kaiser Permanente Ontario Medical Center site is within the jurisdiction of the Omnitrans Transit Authority District, which primarily services the San Bernardino County area. The Southern California Rapid Transit District (SCRTD) also provides supplemental service to the area from Los Angeles. SCRTD runs a bus line on 1/2-hour intervals during rush hour, and 1-hour intervals at all other times to the Ontario International Airport. The proposed medical center is located two miles south of the airport.

Both Omnitrans and SCRTD have been contacted by Kaiser Permanente about establishing bus service to the project site. The Omnitrans Planning Department hopes to begin transit service for the opening day and subsequent phasing of the medical center.

SCRTD does not provide full service to the area but would consider establishing a bus stop at the proposed medical center site. Kaiser Permanente has provided SCRTD with basic transit demand information about the project.



Kaiser Permanente will continue to work with Omnitrans and SCRTD with the goal of establishing convenient and efficient public transit service to the medical center site.

#### **b. Bus Stop Turnouts**

Optimal public transit routes, terminus points, and consequent bus stop turnouts cannot be precisely determined at this time. However, potential bus stop turnouts can be identified. These include: (1) the south side of Philadelphia Street at the project site's western entrance, (2) the intersection of Vineyard Avenue and Philadelphia Street, and (3) the Vineyard Avenue entrance. Kaiser Permanente shall be responsible for the installation of bus stop facilities and corresponding pedestrian access.

#### **5.2.4 Parking Requirements**

All development will be required to meet the minimum off-street parking standards of the Ontario Municipal Code.

#### **5.2.5 Maintenance Roles and Responsibilities**

The internal circulation system within the project site will be maintained by Kaiser Permanente.

### **5.3 INFRASTRUCTURE CONCEPT**

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#### **5.3.1 Storm Drainage System**

Currently, the project vicinity is not served by a storm drain system. Until local drainage facilities are planned by the City, the preliminary on-site drainage concept involves constructing a detention basin in the southwest corner of the project site to accept an on-site watershed area of 10 acres. The size of the basin was calculated based on 100-year flood volumes of 4.0 acre-feet with a peak flow of 32.0 cubic feet per second (cfs). The basin flow will be pumped into a drain under the sidewalk to Vineyard Avenue at 2.0 cfs (900 gallons per minute), which is the current maximum peak flow from the site. The projected required storage volume is 3.8 acre-feet at a depth of 10.0 feet, and water will be allowed to fill to a depth of 7.5 feet before being pumped.

According to preliminary hydrology study, those areas not flowing into the detention basin will drain into Philadelphia Street.

The landscape design criteria shall be coordinated with final drainage plans to maximize percolation of surface water and minimize runoff from the site. Design standards that shall be incorporated into the landscape plan include:

- a. Design of irrigation in small landscaped areas such as tree wells, planters, and medians such that automatic irrigation water does not flow off planted areas.
- b. Use of permeable paving materials in hardscape areas wherever feasible.
- c. Utilization of drainage soil designs in landscape and grass areas to slow down runoff and maximize infiltration.
- d. Discharge of roof gutters (directly or indirectly) into paved areas, green belts, or seepage pits.
- e. The design of onsite drainage facilities shall consider the visual character of the Medical Center and incorporate landscaping and other design features as appropriate and feasible.

Approved designs of proposed drainage facilities (e.g., channeling surface flows, storm drains) shall be in accordance with the City Engineer's criteria and standards in effect at the time of final plan submittal for each phase of development. Kaiser Permanente shall participate financially on a mutually agreeable fair-share basis for all drainage facilities common with other developments.

### **5.3.2 Water System**

The City of Ontario will provide water service to the project.

A technical master plan for water service will be prepared to identify how water facilities will be extended to the project site. See Section 5.0 (Technical Master Plans) of this document.

The water system within the "Fourth Street Pressure Zone," which includes the project site, is considered excellent. Calculations will be required at the time of submittal of water plans to substantiate fire flow capability for proposed new water lines. Hookups will occur from the existing 12-inch water main in Philadelphia Street. At buildout, the medical center may use an estimated 270,000 to 300,000 gallons of water per day, including both potable (77-80 percent) and reclaimed water (20-23 percent).

On-site water facilities will be owned and maintained by Kaiser Permanente, who will also be responsible for the "fair share" cost of the design and construction of both on-site and off-site required facilities. Improvement plans for water systems will be determined by Kaiser Permanente. The plans must be approved by the City of Ontario City Engineer and must be prepared in accordance with policies and standards in effect at the time improvement plans are submitted.

### 5.3.3 Wastewater System

Wastewater will be discharged into the City sewer system and treated by the Chino Basin Municipal Water District, in a manner approved by the City of Ontario Engineering Department and the Chino Basin Municipal Water District.

A technical master plan for wastewater facilities will be prepared to identify how sewer service will be provided for the project site. See Section 5.0 Technical Master Plans) of this document.

Potential wastewater flows have been calculated based on generation factors for the various proposed uses on site. At buildout, the development could generate an estimated 145,000 to 180,000 gallons of wastewater per day. The size and capacities of the system to be constructed by Kaiser Permanente will be designed in accordance with standards of the City of Ontario Engineering Department and the Chino Basin Municipal Water District (CBMWD). Kaiser Permanente shall be responsible for the "fair share" cost of all on-site and off-site sewer facilities necessary to serve the project.

Kaiser Permanente shall be responsible for construction of sewer lines across the project site to points of access in Philadelphia Street, where a 42-inch line currently exists. Kaiser Permanente shall provide an adequate, on-site, privately owned and maintained sewer lift station if required to serve the development. The City of Ontario shall not be obligated to assure capacity on connections to any facilities under the jurisdiction of the CBMWD.

If new parallel pipelines are required, any proposed pipeline shall be designed so the existing main and the new main do not exceed 50 or 75 percent capacity at peak flow for 8-inch mains and larger than 8-inch sewer mains, respectively. The construction or bonding of on-site and off-site sewer improvements necessary to serve the ultimate development needs shall be completed during the first phase of project development. Public wastewater facilities shall be placed in dedicated easements subject to the approval of the City Engineer and the Public Services Director.

If any portion of the existing sewer line in Philadelphia Street should exceed 67 percent capacity, a system of parallel sewer mains downstream will be constructed such that each reach that exceeds 67 percent capacity will receive a parallel upgraded line.

Kaiser Permanente shall be responsible for providing its fair share of any facilities necessary to comply with the City's wastewater discharge requirements.



### 5.3.4 Maintenance Roles and Responsibilities

#### a. Storm Drainage

The maintenance and liability for storm drainage improvements defined as temporary will remain the responsibility of Kaiser Permanente unless specifically accepted by the City of Ontario or another agency (e.g., San Bernardino Transportation/Flood Control Department) for maintenance. The City shall retain, at its sole discretion, the option to accept or not accept for maintenance any improvements initially constructed as interim facilities, but which are to be incorporated into the future permanent drainage system, prior to such facility's upgrading to permanent status.

Permanent drainage improvements within the project site will be constructed to the respective standards of the City of Ontario or the San Bernardino Transportation/Flood Control Department and will be dedicated to either the City or the Department for maintenance, as appropriate. Upon dedication, the City or the Department will assume responsibility for maintenance of underground facilities only. Maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on Kaiser Permanente property, in the absence of an easement, will be considered private facilities with maintenance the responsibility of Kaiser Permanente.

#### b. Water and Sewer

Water and sewer easements will be dedicated to the City of Ontario or the Chino Basin Municipal Water District, respectively. Upon dedication, the City or the District will assume responsibility for maintenance of underground facilities only. Maintenance responsibility for surface improvements within easements, other than those facilities for which the easement was specifically granted, will not be transferred.

On-site water and sewer facilities will be privately owned and maintained by Kaiser Permanente, unless otherwise allowed by the Responsible Agency.

## 5.4 PUBLIC UTILITIES CONCEPT

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### 5.4.1 Electricity

Electrical service to the Kaiser Permanente Ontario Medical Center will be provided by the Southern California Edison Company (SCE). To provide adequate electrical service, existing overhead feeder systems on Vineyard Avenue will be connected to an on-site receiver/feeder system via new lines under Philadelphia Street. Existing feeder systems may be modified or extended, or

new systems constructed, to accommodate the electricity needs of the site without compromising service areawide.

All electrical lines within the project site shall be placed underground within dedicated public utility easements, as approved by the City Engineer and SCE, except for service lines of 66 kilovolts (kV) or higher, which shall be placed aboveground. The ultimate configuration of electrical facilities shall be approved by SCE. The phasing of electrical facilities shall be consistent with the phased development of the medical and administrative facilities within the site so that adequate service is available at all times to developed uses within the project.

#### **5.4.2 Natural Gas**

Natural gas service to the project will be provided by the Southern California Gas Company (SCG). To ensure adequate service, an on-site system of gas lines will be connected to the existing feeder system lines on Vineyard Avenue and primarily Philadelphia Street.

All natural gas lines within the project site shall be placed underground within dedicated public utility easements, as approved by the City Engineer and SCG. The ultimate configuration of natural gas facilities shall be approved by SCG. The phasing of natural gas facilities shall be consistent with the phased development of the medical and administrative facilities within the site so that adequate service is available at all times to developed uses within the project.

#### **5.4.3 Telephone Service**

Telephone service to the Kaiser Permanente Ontario Medical Center will be provided by the General Telephone Company (GTE). To ensure adequate service, an on-site system of telephone lines will be connected to new cable systems under Philadelphia Street. Existing systems may be modified or extended, or new systems constructed, to accommodate the telephone service needs of the site without compromising service areawide.

All telephone lines within the project site shall be placed underground within dedicated public utility easements, as approved by the City Engineer and GTE. In addition to regular telephone service lines, "high digital" fiber-optic service may be utilized through GTE to service the project's extensive computer system.

The ultimate configuration of telephone facilities may be designed by Kaiser Permanente or by GTE. The actual construction of the telephone cabling system involves the layout of conduits through which lines will be run according to GTE specifications.

The phasing of telephone facilities shall be consistent with the phased development of the medical and administrative facilities within the site so that adequate service is available at all times to developed uses within the project.

#### **5.4.4 Solid Waste**

Solid waste disposal will be undertaken by the City of Ontario, which maintains and operates its own fleet of refuse pick-up trucks. The City Solid Waste Superintendent shall determine the type, size, quantity, and location of all solid waste receptacles. All refuse enclosures shall be constructed to City specifications. Compaction and recycling shall be required. Storage and collection of recyclable materials (including compostable waste) shall be undertaken in coordination with the Ontario Public Services Department and City of Ontario Ordinance No. 2555, "Recycling Facilities and Storage Standards."

#### **5.4.5 Public Utilities Requirements**

All utilities serving the site shall be placed underground from the nearest overhead facility, except for service lines of 66 kilovolts (kV) or higher and such equipment and structures which must be located aboveground.

#### **5.4.6 Maintenance Roles and Responsibilities**

The Southern California Edison Company (SCE) will maintain on-site electrical facilities. The Southern California Gas Company (SCG) will maintain natural gas lines within the project site. The General Telephone Company (GTE) will maintain telephone facilities.

### **5.5 COMMUNITY FACILITIES CONCEPT**

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#### **5.5.1 Fire Protection**

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. Station No. 3 is designated the primary servicing station with back-up provided as necessary by Station No. 6. All development within the Kaiser Permanente Ontario Medical Center shall meet the requirements of the City of Ontario Fire Department, including but not limited to adequate emergency vehicle access and the provision of fire suppression systems.

#### **5.5.2 Police Protection**

Police protection for the project will be provided by the City of Ontario Police Department through its existing police services. If necessary, these services will be expanded when the project begins operation. All development within the Kaiser Permanente Ontario Medical Center shall meet the requirements of the City of Ontario Police Department, including but not limited to adequate emergency vehicle access and the provision of security systems, hardware, and lighting in accord with City ordinances.

### **5.5.3 Open Space**

Open space within the Kaiser Permanente Ontario Medical Center will be provided in the landscaped plazas and walkways, and streetscape and interior roadway treatments, in accordance with the standards defined in this specific plan.

### **5.5.4 Child Care**

Kaiser Permanente has established a Family Issues Task Force based on the organization's Business Strategy and interest in helping the workforce grapple with changing demographic and social issues. This task force is responsible for an ongoing identification of personal issues such as child care, elder care and dependent adult care, and retiree programs and benefits.

In the child care arena, Kaiser Permanente offers employees a child care referral system. In addition, a Dependent Care Program is available to employees enabling them to set aside \$5,000 (or \$2,500 if married and filing separately) per year, tax free for child care expenses. Kaiser Permanente continues to study the dependent care issue and develop benefits as appropriate.

### **5.5.5 Maintenance Roles and Responsibilities**

All open space and pedestrian facilities within the project site will be maintained by Kaiser Permanente. This responsibility also includes parkway landscaping, buffers, plantings, signage, and lighting.

## **5.6 GRADING CONCEPT**

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Grading permits may be issued for individual structures and project phases within the Kaiser Permanente Ontario Medical Center provided that the proposed grading conforms with the technical master plan of grading as approved by the City.

All grading plans shall be reviewed by the West End Resource Conservation District. Prior to the stockpiling or borrowing of any soil in order to grade particular areas, Kaiser Permanente shall obtain approval from the City of Ontario Building Department and the Engineering Department to assure conformance with appropriate codes and provisions for proper drainage.

A notice of intent for an NPDES permit will also be required.

## 5.7 LANDSCAPE CONCEPT

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The landscape concept for this Specific Plan sets forth a coordinated framework of landscape elements that will provide landscaping continuity to the Kaiser Permanente Ontario Medical Center site. It is intended to give structure and identity to the overall project while providing links between the various building components and land uses within the site.

The landscape concept landscape recognizes the need to conserve water and energy, and to use plants that will survive and flourish in the hot, dry climate of Ontario. The plan proposes the use of only those plants on the list of drought-tolerant plants recommended by the City of Ontario Public Facilities Development Coordinator, which are listed in Table 5-1. Trees include evergreen, deciduous, and accent species; and shrubs are divided among small, medium, and large species. This project shall comply with the "Water Conservation in Landscaping Act," Assembly Bill 325, as regulated by the City of Ontario.

The landscape concept focuses on primary elements that will visually emphasize the integrated character of the project. These elements include streetscape, entry and intersection identity statements, on-site landscaping, and buffer edges. The preliminary planting palette included in this specific plan is subject to the approval of the City Public Facilities Development Coordinator.

### 5.7.1 Streetscape/Interior Roadway

The streetscape and interior roadway concept emphasizes structure, hierarchy, coherence, continuity, and visual identity for the project. The planting palette and landscape treatment for each street will serve to reinforce the overall landscape concept and provide a sense of direction toward the site's entries.

Linear berms are proposed throughout the project site to shield surface parking as well as to provide topographic variation on a site whose natural topography is flat. Shrubs, ground cover, and turf areas will articulate the ground plane. These streetscape elements collectively will yield the structure, coherence, continuity, and identity appropriate for a project the size and scope of the Kaiser Permanente Ontario Medical Center.

#### a. Vineyard Avenue

Vineyard Avenue, currently defined as a standard arterial, functions as the major north-south arterial that defines the site's western edge. Landscaped easement berms incorporating clusters and stands of trees are proposed for the east side of Vineyard Avenue between the Pomona Freeway off-ramp and Philadelphia Street.

**TABLE 5-1  
RECOMMENDED PLANT PALETTE**

Botanical Name	Common Name	Size Range
<b>Accent</b>		
Jacaranda Mimosipolla	Jacaranda	24" - 48" Box
Lagerstroemia Indica	Crape Myrtle	24" - 36" Box
Phoenix Canariensis	Canary Island Palm	15" - 20" Trunk Ht.
Pistachia Chinensis	Chinese Pistach	24" - 36" Box
Prunus Cerasifera 'Alto'	Flowering Plum	24" - 48" Box
Washingtonia Filifera	California Fan Palm	12" - 15" Trunk Ht.
<b>Evergreen</b>		
Brachychiton Populneus	Bottle Tree	24" - 36" Box
Cinnamomum Camphora	Camphor	24" - 48" Box
Cupaniopsis Anacardioides	Carrotwood	24" - 48" Box
Eucalyptus Sideroxylon	Red Ironbark Eucalyptus	15 Gal - 24" Box
Geuera Parviflora	Australian Willow	24" - 36" Box
Ligustrum Japonicum (Lucidum)	Japanese Privet	24" - 36" Box
Magnolia "Samuel Sommer"	Magnolia	25" - 48" Box
Nerium Oleander	Oleander	24" - 36" Box
Pinus Canariensis	Canary Island Pine	24" - 48" Box
Pinus Halepensis	Aleppo Pine	24" - 36" Box
Podocarpus Gracilior	Fern Pine	24" - 48" Box
<b>Deciduous</b>		
Alnus Rhombifolia	White Alder	15 Gal. - 36" Box
Liquidamber Styraciflua	American Sweet Gum	24" - 36" Box
Liriodendron Tulipifera	Tulip Tree	24" - 36" Box
Platanus Acerifolia	London Plane Tree	24" - 48" Box
Ulmus Parvifolla 'Brea'	Evergreen Elm	24" - 36" Box

Note: All plant material is taken from the list of drought tolerant plants recommended by the City of Ontario's Public Facilities Development Coordinator.

## **b. Philadelphia Street**

Also a standard arterial, Philadelphia Street defines the northern edge of the project site. The landscape treatment along Philadelphia Street's south side will incorporate clusters and stands of trees to continue the sense of direction toward the project's entries which began at the intersection of Vineyard Avenue and the freeway off-ramp.

The Pomona Freeway frontage will include not less than 20 feet of landscaping, including informal groupings of trees and shrubs, measured from the public right-of-way of the freeway.

### **5.7.2 Intersection Identity Statements**

The primary entry will be from Philadelphia Street on the western portion of the site, with a secondary entrance to the east also from Philadelphia Street. An additional secondary entrance will be provided from Vineyard Avenue. Major identity statements, coordinated with entry signage, will occur at these points. Columnar, vertical trees, such as Canary Island palms or California Fan palms, and median plantings will be used at the primary entry and at the Vineyard Avenue entry. The secondary entrance at Philadelphia Street will be identified by groupings and stands of trees.

### **5.7.3 On-Site Landscaping**

Landscaped areas will include building setbacks, surface parking areas, interior perimeter roadway, buffer areas, roof terraces, and courtyards connecting the various buildings. Landscaping for these areas will comprise a coordinated mix of trees, shrubs, groundcover, and turf.

The recommended plant palette is identified in Table 5-1 and includes only those drought-tolerant plants recommended by the City of Ontario Public Facilities Development Coordinator. Attention shall be given to selecting plants with similar water requirements in particular planting areas. Also, the installation of irrigation systems that can regulate water requirements shall be implemented.

Minimum size for trees shall be 15 gallons. Shrubs shall be a minimum five-gallon size. Smaller container-size plant material must be approved by the City of Ontario. The minimum standard of one 24-inch box tree for every three 15-gallon trees on site shall apply. The acceptable number of trees for on-site landscaped areas shall be five shade/canopy trees per every 1,000 square feet of landscaped area.

The quantity and placement of trees, shrubs, groundcover, and turf shall be adequate to screen and soften buildings and their associated loading and parking areas.

#### **5.7.4 Buffer Edges.**

Buffer landscaping will be planted contiguous to the Pomona Freeway (State Route 60) within CalTrans' right-of-way. An additional minimum 20 feet of landscaping shall be provided outside the right-of-way, within the specific plan area.

Kaiser Permanente will enter into an agreement with CalTrans to accomplish this landscaping (consistent with the State Route 60 Landscape Master Plan), and its irrigation and maintenance. The agreement shall be completed concurrently with the lot line adjustment consolidating the Medical Center property into one parcel. The landscaping and irrigation improvements shall be completed prior to occupancy of the hospital.

Also, a minimum 10-foot-wide landscape buffer shall be planted along the flood control channel in order to screen the concrete channel and chain link fence from the Kaiser Permanente Ontario Medical Center site.

Similarly, a minimum 10 feet of landscaping shall be provided along the golf course property line.

#### **5.7.5 Environmental Mitigation**

Landscaping shall be used to help mitigate potential environmental effects associated with project development and implementation. Project development will result in increased runoff, increased utility use, and new buildings on a previously undeveloped site. Section 10.0 of the Specific Plan (Environmental Mitigation Measures) addresses, in particular, mitigation of potential effects related to hydrology (reduction of runoff, flood control), public services and utilities (electricity - heat gain and loss), water service (exterior water use), and visual buffering.

#### **5.7.6 Landscape Requirements**

The Landscape and Irrigation Technical Master Plan, to be reviewed and approved by the City of Ontario prior to the issuance of permits for the initial phase of development, will include specific information regarding the following landscape design concepts to be implemented:

- a. Landscaping shall be used to soften, frame, and enhance the visual quality of the environment; to buffer sensitive noise receptors; screen undesirable views; and to break up large expanses of parking and structural facades.



- b. Landscaping shall be used to help mitigate environmental effects associated with project development. Measures defined in Section 10.0 of the Specific Plan (Environmental Mitigation Measures) describe mitigation of impacts related to hydrology (reduction in runoff, flood control), public services and utilities (electricity-- heat gain and loss), and water service (irrigation).
  - 1. The xeriscape concept shall be used in all landscaping. Plants of similar water need should be grouped together to reduce irrigation demand.
  - 2. Irrigation systems shall minimize runoff and evaporation, and maximize water contact with plant roots.
- c. All plant materials shall be spaced and maintained so they do not interfere with adequate lighting, restrict access to emergency vehicles, or compromise sight distance safety criteria for motorists.
- d. Twenty percent (20%) of all required trees shall be 24" box size or larger. Minimum tree size shall be 15 gallon.
- e. Plants with messy fruit/seed/flower drop or brittle branches shall be avoided near paving and parking areas.
- f. Landscaping within highly traversed areas shall be protected from pedestrian and vehicular encroachment by raised planting surfaces, depressed walks, or the use of curbs.
- g. All graded areas, to be left undeveloped for a period of six months or longer, shall be hydroseeded and include temporary irrigation.
- h. Kaiser Permanente will enter into an agreement with CalTrans to landscape, irrigate, and maintain landscaping in the adjacent right-of-way.
- i. All surface parking visible from any street shall be shielded by berms planted with trees shrubs, and groundcover per the planting palette approved by the City of Ontario Public Facilities Development Coordinator.
- j. A minimum of five percent of all surface parking areas shall be planted.
- k. Not less than 20 feet of landscaping, measured from the public right-of-way of the Pomona Freeway, shall be provided and permanently maintained.
- l. Not less than 10 feet of landscaping measured from the property line of the flood control channel and the golf course shall be provided and permanently maintained.

### 5.7.7 Maintenance Roles and Responsibilities

All open space and landscaped areas within the project site will be maintained by Kaiser Permanente. This responsibility includes parkway landscaping, buffers, plantings, signage and lighting.

### 5.7.8 Phasing of Landscaping Improvements

All landscaping and irrigation improvements defined in the Landscape and Irrigation Technical Master Plan shall be phased as follows:

- a. Streetscapes-- In conjunction with street improvements.
- b. Onsite Landscaping-- In conjunction with site plan phasing.
- c. Temporary Hydroseeding and Irrigation-- Upon completion of grading of areas which will remain undeveloped for a period of six months or more.
- d. Landscaping Within CalTrans ROW-- Prior to occupancy of hospital.
- e. State Route 60 Buffer Planting-- Upon completion of first phase of development.
- f. Flood Control Channel Buffer-- Upon completion of development within 100 feet of channel.
- g. Golf Course Buffer-- Upon completion of development within 100 feet of golf course boundary.