2.0 SUMMARY OF EXISTING CONDITIONS

2.1 PROJECT LOCATION

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.

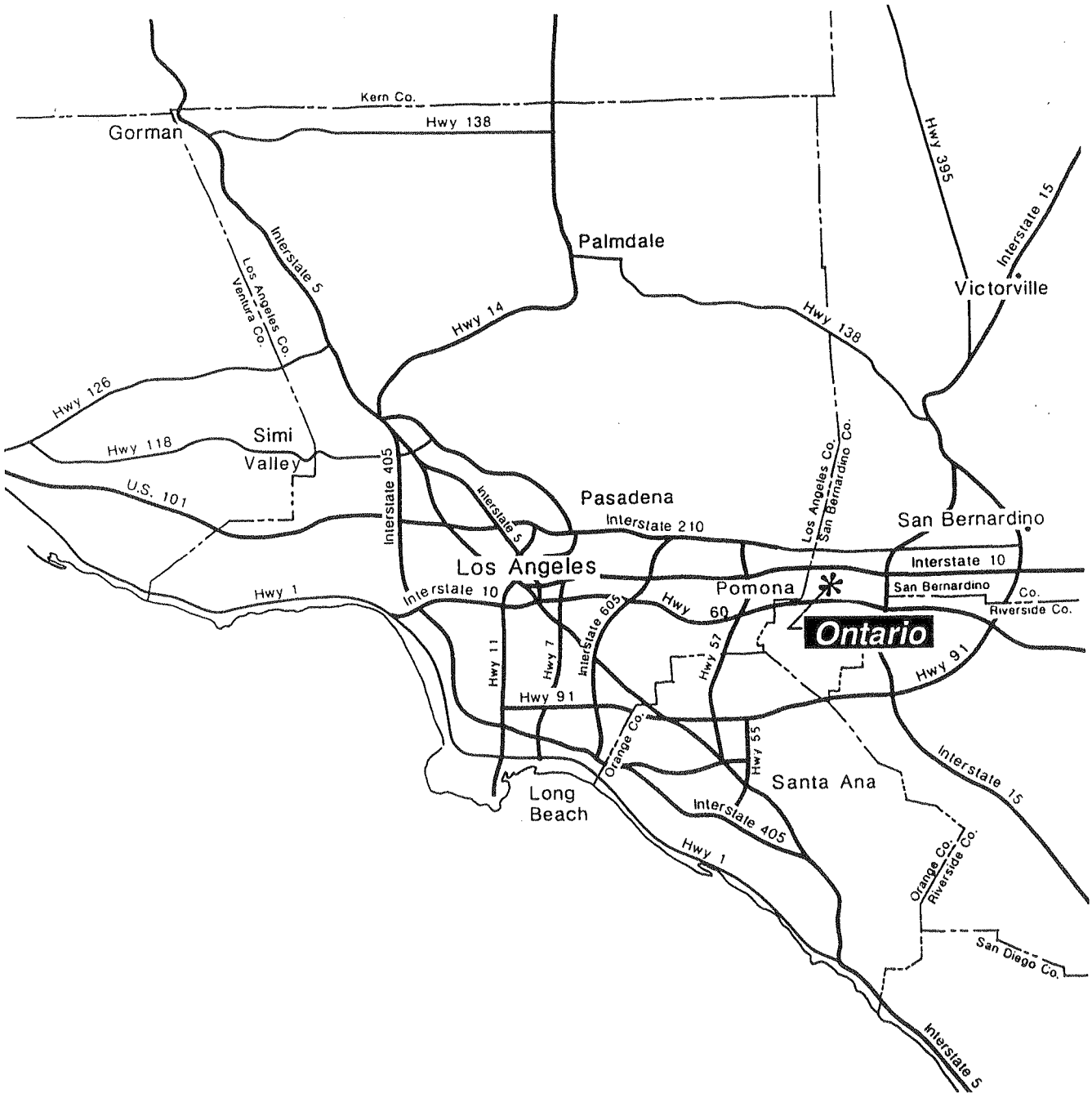
Land uses in the region are a mix of urban and rural, from residential, commercial, and industrial developments to agricultural land devoted to citrus/grape production and dairy cattle raising.

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

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.



North 0 10 scale in miles

Kaiser Permanente Ontario Medical Center Specific Plan

Figure 2-1
Regional Setting

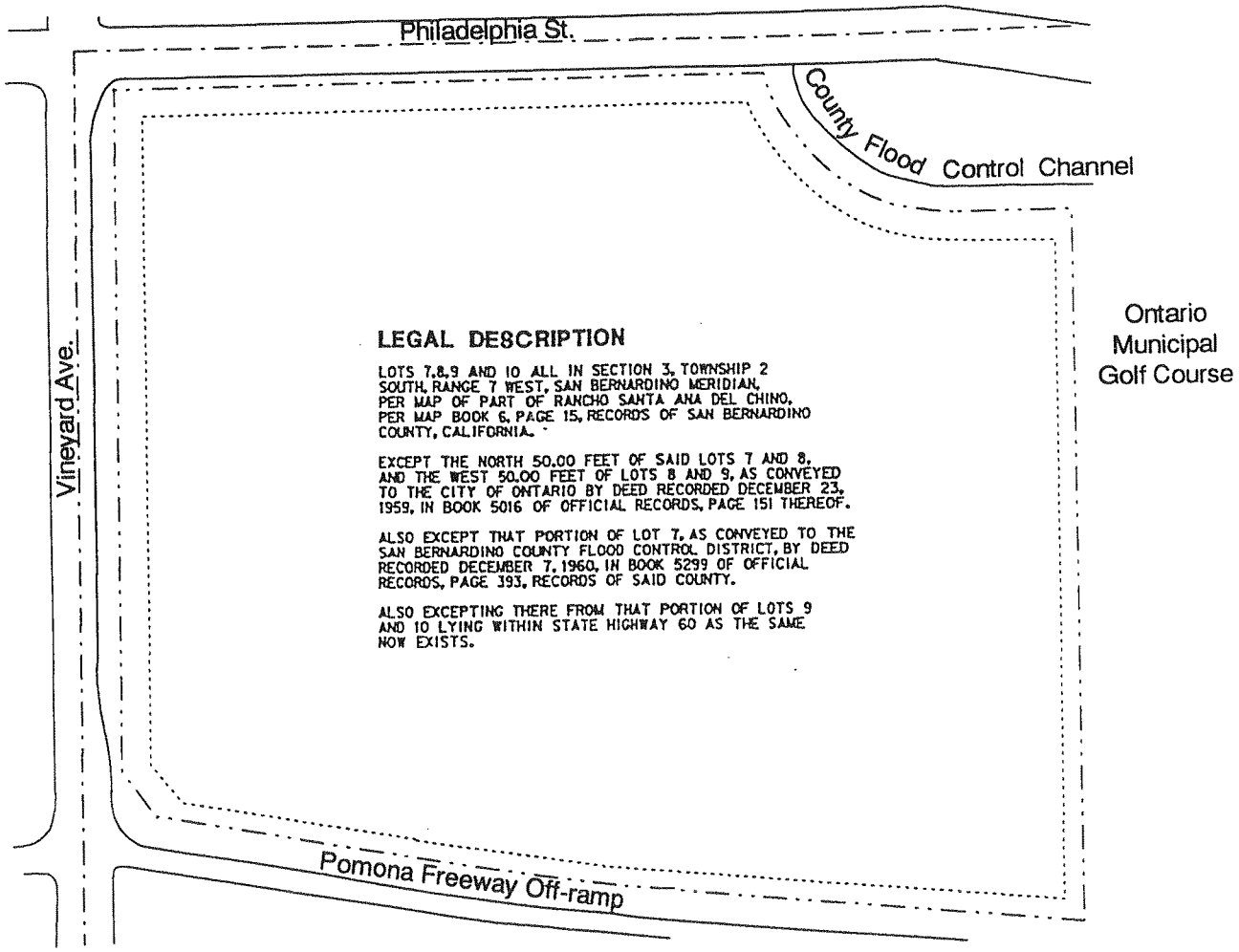
North

0 5000

scale in feet

Kaiser Permanente Ontario Medical Center Specific Plan

Figure 2-2
Project Vicinity



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".

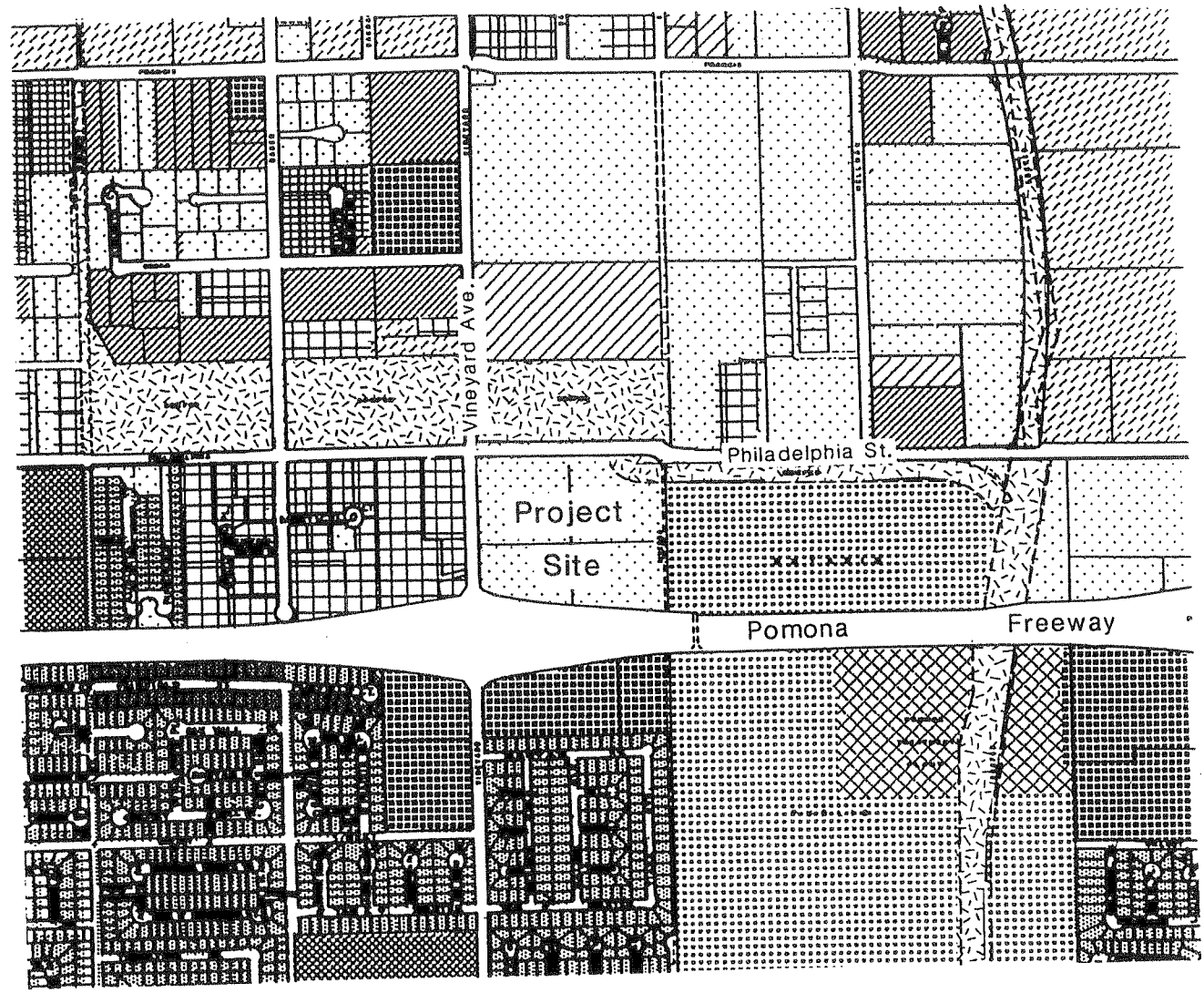
2.3 EXISTING CIRCULATION

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

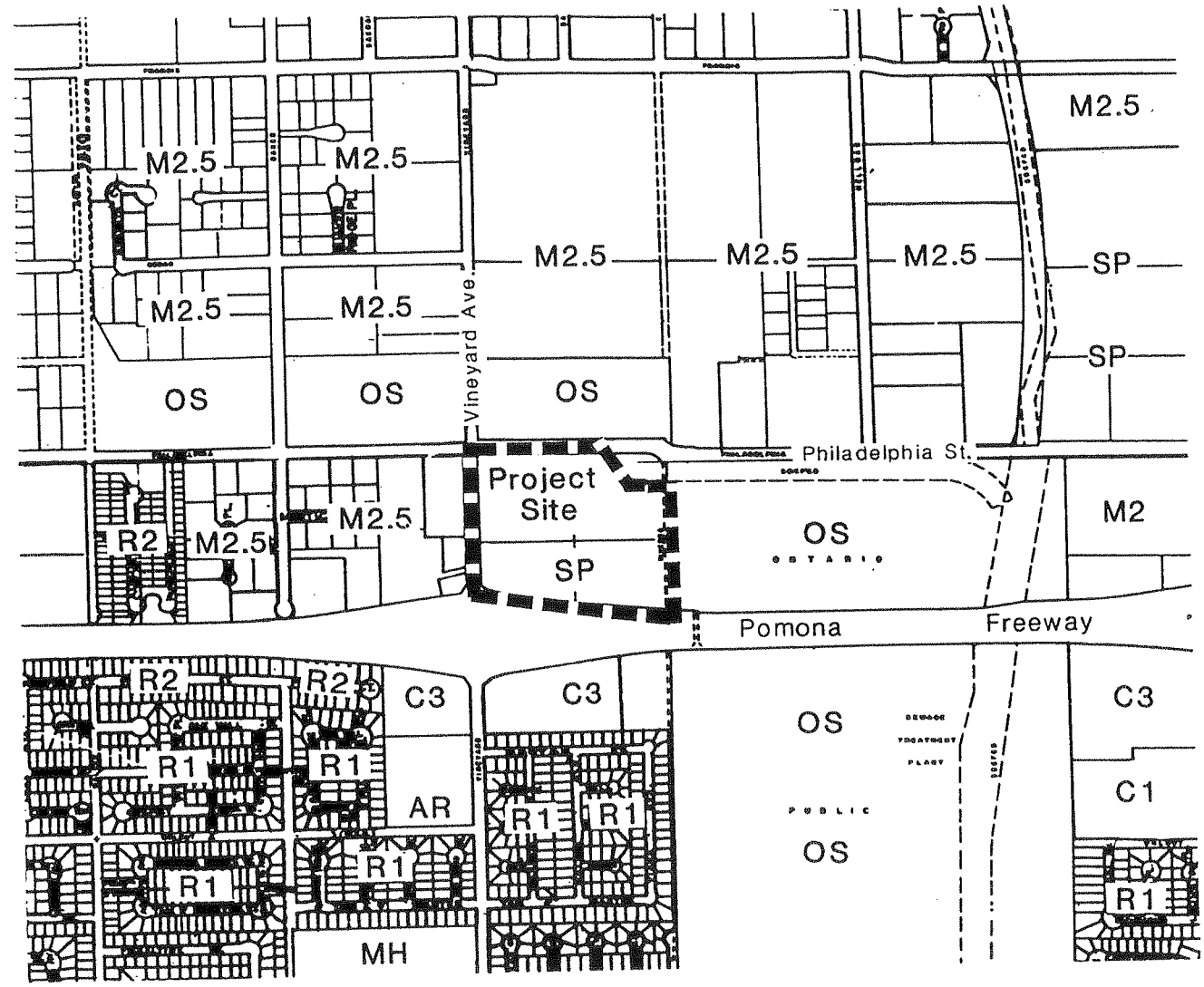
scale in feet

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

Kaiser Permanente Ontario Medical Center Specific Plan

SOURCE: Ontario General Plan Program, June 1989.

Figure 2-4
Existing Land Use



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

SOURCE: City of Ontario Zoning Ordinance

Figure 2-5
Existing Zoning