7.0 Development Standards

7.0 DEVELOPMENT STANDARDS

7.1 GENERAL REGULATIONS

7.1.1 Conformance to State of California Building and Fire Codes

All construction under the Kaiser Permanente Ontario Medical Center Specific Plan shall comply with the State of California Building and Fire Codes, Office of Statewide Health Planning and Design (OSHPD) standards, and all other ordinances adopted by the City pertaining to construction and safety features. All other City construction and safety standards applicable at the time of plan submittals shall be applied.

The hospital and central plant plans will be reviewed, and must be approved, by OSHPD (the City of Ontario will review and approve all non-construction aspects). The medical office building and parking structure plans are under the jurisdiction of the City of Ontario, and are subject to the requirements of the City of Ontario Ordinance No. 2188, High Rise Building Regulations.

7.1.2 Severability

If any term, provision, condition, or requirement of this Specific Plan is held invalid or unenforceable the remainder of this Specific Plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby. Each term, provision, condition, and requirement of this Specific Plan shall be held valid and enforceable to the fullest extent permitted by law.

7.1.3 Abatement of Nuisance Factors

Nuisance factors associated with the construction and maintenance of the project, including the emission of light, glare, noise, and dust, shall be governed in accordance with the mitigation measures incorporated into the final environmental impact report for the Kaiser Permanente Ontario Medical Center Specific Plan, the City of Ontario Municipal Code, and other applicable codes and ordinances.

7.1.4 Sound Attenuation Criteria

The project site is not within the Airport Environs as identified in the City of Ontario General Plan. However, the Pomona Freeway and Vineyard Avenue

generate traffic noise, and the noise-sensitive exterior and interior environments of the project site must be protected.

The exterior noise standard in the General Plan for "Institutional - Hospital" environments is 65 CNEL, and the interior noise standard is 45 CNEL. For "Commercial - Professional Office" uses, which include medical office/ administrative building, the only applicable noise standard is an interior standard of 50 CNEL.

The projected future CNEL noise contours for the project site are identified in the noise assessment (see appendix E). Depending on the final hospital location and parking structure design, exterior patio areas and interior spaces may require noise reduction measures. Patio areas will be located in areas shielded from the adjacent roadways and designed with extensive landscaping to absorb and not reflect sound. Parking structures can substantially reduce noise levels in exterior patio areas and interior spaces by shielding occupied buildings from freeway noise. Hospital buildings may require architectural treatments to meet an appropriate exterior-to-interior reduction. Therefore, a detailed acoustical assessment by an acoustical engineer shall be required for review and approval by the City prior to building permits being issued to ensure that applicable exterior and interior noise standards will be met.

7.2 SPECIFIC REGULATIONS

The following regulations shall apply to all development under the Kaiser Permanente Ontario Medical Center Specific Plan.

7.2.1 Minimum Parcel Size

The entire Specific Plan will be designed as one integrated, coordinated, and phased project site. The 28-acre site will not be divided into separate parcels of minimum size. With the first phase of development, Kaiser Permanente will submit an application for a lot line adjustment to consolidate the existing four parcels into one parcel.

7.2.2 Maximum Building Height

The maximum building height on the Kaiser Ontario project site shall be 130 feet. The two-story central plant shall be a maximum of 55 feet high. (All building heights are to be measured above finish grade.) As designed, the heights of the medical center buildings will be at least 10 feet less than their respective maximum heights. This allowance will accommodate potential site-specific adjustments during grading and construction.