

8.0 Phasing and Monitoring



Kaiser Permanente Ontario Medical Center Specific Plan

8.0 PHASING AND MONITORING

8.1 LAND USE

Development of the Kaiser Permanente Ontario Medical Center may proceed in phases from initial grading to completion. All off-site improvements will be assured or completed during the initial phase of development.

The phasing of utility facilities required for the project site (water, electricity, natural gas, telephone service) will be consistent with any phased development of the medical and administrative facilities so that adequate on-site services are available at all times without compromising the off-site operation of the utility systems.

A consolidated infrastructure phasing plan outlining the specific facilities to be constructed and the timing and extent of each phase will be submitted to the City of Ontario for approval prior to construction of any development phase. This phasing plan will incorporate all items which may be necessary to service the phase under consideration, and will consider circulation, water, wastewater, storm drain systems, utilities, and related infrastructure.

The proposed phases presented for both land development and the construction of infrastructure will require the approval of the City of Ontario Development Advisory Board, as outlined in Section 9.1 (Amendment Process - Substantial Conformance).

The City of Ontario will monitor the preparation and implementation of all development plans and mitigation measures (see Section 10.0, Environmental Mitigation Measures) to ensure that phases of project development will not proceed until all necessary plans and measures have been implemented.

8.2 INFRASTRUCTURE

The construction of new infrastructure and utilities, and any necessary improvements to existing utilities, will be phased as required in general conformance with land use phasing. All roadway, water, wastewater, drainage, and utility facilities necessary for a phase of development will be constructed or bonded prior to the construction of structures within that phase to insure that project-related demands on these systems will be met without compromising the off-site operation of the infrastructure and utilities.