

1. Please indicate the address and acreage of parks and recreational facilities located near the project area within the City of Ontario.

- Ontario Motor Speedway Park – 6 Acres, North Central Ave.
- Guasti Regional Park – 150 Acres, 800 N. Archibald Ave.

2. Please provide information on facilities and programs available at the parks which would serve the project site.

- Ontario Motor Speedway Park – Ontario City Park
 - a. Open multi-use turf area – Softball fields (2)
 - b. Restrooms
 - c. Picnic area/barbecues
 - d. Tot lot
- Guasti Regional Park – Fee based/day use park operated by San Bernardino County
 - a. Swim lagoon
 - b. Fishing (2 lakes)
 - c. Pedal boat/aqua cycle rental
 - d. Snack bar
 - e. Playground
 - f. Volleyball courts
 - g. Horseshoe pits
 - h. Picnic areas
 - i. Restrooms

3. Does the City have a parkland standard or goal in terms of acreage per thousand population, distance to parks, facilities, etc.? What are they?

See General Plan pages 6-12 through 6-13, attached.

4. How can we estimate demand for parks and recreational facilities from the proposed multi-family residential uses? Is there a way to compare the residential demand with the demand from formerly planned office uses?

- The park demand would be based upon the General Plan rate of 5 acres of parklands per 1000 population.
- No park demand was previously assessed to the formerly planned commercial/office uses.

5. What on-site recreational and open space requirements would be imposed on future residential uses?

The private, on-site recreation/open space requirements required by the City's Development Code are as follows:

A. Quantity. Table 14-3 (Open Space Requirements for Multiple Family Developments) establishes the minimum amount of open space area to be provided on a per unit basis, including private open space, for the exclusive use of a dwelling's occupant and common open space for the enjoyment of all residents of a development complex;

1. Common Open space features include, but are not limited to, landscaping, picnic/barbecue areas, pools and spas, tennis/sport courts, clubhouse, tot lots/playgrounds, paseos and trails;
2. Private open space features include fenced yard/patio areas and balconies.

Table 14-3: Open Space Requirements for Multiple Family Developments

<i>Open Space Type</i>	<i>Zoning Districts</i>		
	<i>R1.5</i>	<i>R2</i>	<i>R3</i>
Private Open Space (in SF):	150	150	100
Common Open Space (in SF):	250	250	250

B. Recreation facilities requirements. On-site recreation facilities shall be provided pursuant to Table 14-4 (Minimum Common Recreation Facilities for Multiple Family Developments). For the purpose of this provision, recreational amenities shall be categorized as follows:

1. Major recreation facilities. A major recreation facility is intended to be a significant recreation node or focal point for residents, and include recreation buildings, swimming pools, tennis courts, basket ball courts, child care facilities and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.
2. Minor recreation facilities. A minor recreation facility is intended to augment the variety and availability of recreation facilities, and include children's play areas, spas or saunas, picnic and barbecue areas, volley ball courts and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

Table 14-4: Minimum Common Recreation Facilities for Multiple Family Developments

<i>Type</i>	<i>Fewer Than 10</i>	<i>10-25</i>	<i>26-100</i>	<i>101-150</i>	<i>151-200</i>	<i>201-250</i>	<i>251-300</i>	<i>301+</i>
Major Facilities:	0	1	1	1	2	2	3	One/100 Dwellings

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Minor Facilities:	1	0	1	2	2	3	3	One/50 Dwellings
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C. Standards. The following standards govern the placement and location of private and public open space:

1. At least one-half (½) of the required open space area must be provided at the ground level, not including front yard setbacks, and not more than one-half (½) of the open space requirement is to be satisfied by balconies or roof decks;
 2. Common open space shall have a minimum contiguous area of 300 SF with no dimension less than 15 FT in any direction.
 3. Private open space located at ground level shall have a minimum contiguous area of one hundred and fifty 150 SF in area with no dimension less than 10 FT in any direction. Open space located on roof decks or balconies must have a minimum contiguous area of 50 SF in area and a minimum dimension of 5 FT in any one direction;
 4. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios or similar open space and/or recreational facilities;
 5. Common and private open spaces are to be permanently maintained in an orderly fashion;
 6. Private, ground level open space on the street side of a structure is to be suitably screened from the streets by a fence, densely planted shrub, or combination of both;
 7. Parking areas, driveways or service areas shall not be counted in the minimum open space requirement.
6. Does the City require the provision of parkland acreage with new residential development or other types of development? If yes, what are these requirements? Are fees accepted in lieu of land dedication?

The City does not require the dedication of parklands with new residential development. The payment of the park development impact fee is required at the following rates:

- Single Family—Detached Dwelling: \$8965/DU
- Single Family—Attached Dwelling: \$7353/DU

- Multiple Family Dwelling: \$7507/DU
- Mobile Home Dwelling: 5989/DU

7. Does the Parks Department anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with the provision of parks and recreational services due to anticipated development within the City? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

No long-term impacts anticipated at this time.