

## **VII. MAINTENANCE**

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Ontario North Industria Crossroads Business Park Specific Plan maintenance responsibilities will be divided between the City of Ontario and individual property owners. A property owners association has been established with the site's CC & R's which determine the maintenance responsibility of the association. The maintenance responsibilities for facilities and landscaping are outlined in Figure 39.

### **A. STREETS**

Each of the streets identified as public within this plan will be dedicated to, and maintained by, the City in accordance with established City policies.

### **B. DRAINAGE FACILITIES**

Permanent drainage improvements within the Crossroads Business Park Specific Plan area have been constructed within the basic rights-of-way, and dedicated to either the City or appropriate District for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Ontario or Flood Control District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred. Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the respective landowners charged with the general maintenance of the landscaping and other common improvements of the area in question.

### **C. WATER AND SEWER**

The Cucamonga County Water District will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the public rights-of-way of the Crossroads Business Park Specific Plan area.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Ontario and/or Cucamonga County Water District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibilities for surface improvements within easement areas, other than those facilities for which the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner charged with the general maintenance of the landscaping and other common improvements of the area in question.

#### **D. OTHER FACILITIES**

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

# SUMMARY OF MAINTENANCE RESPONSIBILITIES

FIGURE  
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	INDIVIDUAL PROPERTY OWNER	CITY OF ONTARIO	CUCAMONGA CO. WATER DISTRICT	PROPERTY OWNERS' ASSOCIATION
DEDICATED LANDSCAPE PARKWAY IMPROVEMENTS				★
LIGHTING ON PRIVATE PROPERTY	★			
DEDICATED PUBLIC STREETS & IMPROVEMENTS		★		
SIDEWALKS/ HARDSCAPE ON PRIVATE PROPERTY				★
PUBLIC STORM DRAINS		★		
PUBLIC SIGNAGE LOCATED WITHIN DEDICATED RIGHTS-OF-WAY		★		
SIGNAGE ON PRIVATE PROPERTY	★			
PUBLIC SEWER/ WATER			★	
PRIVATE SEWER/ WATER	★			