



**CHAPTER 7.0**  
**MAINTENANCE**

## **7.0 MAINTENANCE**

Maintenance responsibilities within the JURUPA HAVEN AIRPORT CENTRE Specific Plan area will be divided between the City of Ontario, an assignee of the property owners (agent), and the individual property owners.

### **7.1 LANDSCAPE, SIGNING, AND LIGHTING FACILITIES**

The property owner's agent will be responsible for maintaining all street landscape (including street trees and medians, if any) parkway landscaping, including landscaping easements adjacent thereto, and project identity signs and monuments. On-site lighting features other than public light standards within the utility easements will also be maintained by the agent of the property owner.

### **7.2 WATER, SEWER, AND DRAINAGE FACILITIES**

Water, sewer, and drainage improvements adjacent to the JURUPA HAVEN AIRPORT CENTRE Specific Plan area have been constructed within the rights-of-way of Jurupa Street and Haven Avenue, and are to be maintained by the City or assessment district.

If it becomes necessary to construct improvements outside of these rights-of-way, easements will be dedicated to the City of Ontario or assessment 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 easements will not be transferred.

Water, sewer, and drainage facilities 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 individual property owner or the agent of the property owner charged with the general maintenance of the landscaping and other common improvements of the area in question.

### **7.3 OTHER FACILITIES**

The SCGC will maintain natural gas lines within the project site. SCE will maintain on-site electrical facilities. GTE will maintain telephone facilities.

### **7.4 CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S)**

CC&Rs will be prepared and submitted to City attorney prior to recording a final tract for the site. The JURUPA HAVEN AIRPORT Centre CC&Rs will address shared parking, access, and circulation, as well as general grounds, building, and landscape maintenance.