

ONTARIO/SIGNAL COMMERCENTRE SPECIFIC PLAN

VII. MAINTENANCE

Maintenance responsibilities within the Ontario/Signal Commercentre Specific Plan area will be divided between the City of Ontario, special districts, property owners' association(s) created by CC&R's, and individual property owners. The maintenance responsibilities of these organizations are outlined in Table VII-A-1.

Covenants, Conditions, and Restrictions (CC&R's) have been prepared for the area in order to guarantee the maintenance of facilities and landscaping (Appendix D).

A. STREETS

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

B. LANDSCAPE AND LIGHTING FACILITIES

The property owner's association created by the CC&R's will be responsible for maintaining parkway landscaping, including landscaping easements adjacent thereto, and project identity sign monuments, onsite lights, and street lights.

C. DRAINAGE FACILITIES

Permanent drainage improvements within the Ontario/Signal Commercentre Specific Plan area will be 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 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 landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

D. WATER AND SEWER

The City of Ontario will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the rights-of-way within the Ontario/Signal Commercentre.

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. Upon dedication, the City will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements, other than those facilities for 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 or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

E. 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
VII-A-1

	PROPERTY OWNERS' ASSOCIATION	INDIVIDUAL PROPERTY OWNER	CITY OF ONTARIO
LANDSCAPE PARKWAY (Inc. Easements)	★		
STREET LIGHTING			★
PUBLIC STREETS			★
SIDEWALKS/ HARDSCAPE ON-SITE		★	
PUBLIC STORM DRAINS			★
PROJECT SIGNAGE	★		
INDIVIDUAL SIGNAGE		★	
Landscaping of 15' City property ads. to Westernby prop. line	★		

← added per discussion
w/ Lloyd Zola 7/27/89
JP Haug

PLANNING
NETWORK

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