

RANCON CENTRE ONTARIO SPECIFIC PLAN

VII. MAINTENANCE

Maintenance responsibilities within the Rancon Centre Ontario Specific Plan area will be divided between the City of Ontario, the Rancon Centre Ontario Owners' Association, 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 recorded for the plan area in order to guarantee the maintenance of facilities and landscaping (Appendix B).

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. Streets identified as private shall be maintained by the Rancon Owners Association.

B. LANDSCAPE AND LIGHTING FACILITIES

The property owner's association will be responsible for maintaining parkway landscaping, including landscaping easements adjacent thereto, and project identity signs and monuments. Association maintenance areas have been established for the maintenance of street lighting and drainage facilities within the subject area not maintained by the City or assessment districts.

C. DRAINAGE FACILITIES

Permanent drainage improvements within the Rancon Centre Ontario 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 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 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 and easement areas containing public facilities. The City of Ontario will monitor the construction of water and sewer facilities located on private property within the Rancon Centre Ontario 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 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

	PROPERTY OWNERS' ASSOCIATION	INDIVIDUAL PROPERTY OWNER	CITY OF ONTARIO	CUCAMONGA CO WATER/SEWER DISTRICT
LANDSCAPE PARKWAY (Inc. Easements)	★			
STREET LIGHTING	★		★	
PUBLIC STREETS			★	
SIDEWALKS/ HARDSCAPE ON-SITE		★		
PUBLIC STORM DRAINS			★	
PROJECT SIGNAGE	★			
INDIVIDUAL SIGNAGE		★		
PUBLIC SEWER/ WATER				★
PRIVATE SEWER/ WATER		★		