

**RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20**

**CITY OF CHULA VISTA
Fiscal Year 1990-1991**

November 14, 1989

Prepared by:

05021



WILLDAN ASSOCIATES

ENGINEER'S REPORT

**RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20**

**CITY OF CHULA VISTA
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Prepared by:

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*Exhibits A and B are on file in the Office of the City Clerk of the City of Chula Vista

**CITY OF CHULA VISTA
RANCHO DEL REY OPEN SPACE MAINTENANCE DISTRICT
FISCAL YEAR 1990-1991**


**REPORT PURSUANT TO "LANDSCAPING & LIGHTING ACT OF 1972"
and the Chula Vista Municipal Code, Chapter 17.07 and 17.08**

Pursuant to Resolution _____ of the City Council (dated _____, 1989), submitted herewith is the "Report", consisting of the following documents, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape & Lighting Act of 1972", commencing with Section 22500 and the Chula Vista Municipal Code, Chapter 17.07 and 17.08.

1. A DIAGRAM of the Open Space Maintenance District. Said Diagram shows the exterior boundaries of the District, the boundaries of the zones within the District and identifies each parcel by a distinctive number. The property lines and dimensions of each lot or parcel by a distinctive number. The property lines and dimensions of each lot or parcel land within the District is shown in detail on the County of San Diego Assessor's maps, on file in the County Assessor's Office, 1600 Pacific Highway, Room 103, San Diego, California.
2. PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the fiscal year and subsequent fiscal years as applicable. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
3. AN ESTIMATE OF THE COSTS of the improvements to be maintained and/or constructed for the mentioned fiscal year.
4. AN ASSESSMENT SCHEDULE showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel as shown on the above referenced Diagram.

All lots and parcels of land known as public property, as defined under Section 22663 of said "Landscape and Lighting Act of 1972", have been omitted and are exempt from any assessment under these proceedings.

Executed this 5th day of December, 1989, at Chula Vista, California.



CITY ENGINEER
CITY OF CHULA VISTA

STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" was made on the 5th day of November, 1989, by adoption of Resolution No. 15420 by the City Council.



CITY CLERK / Deputy
CITY OF CHULA VISTA
STATE OF CALIFORNIA

INTRODUCTION

Pursuant to the order to the City Council of the City of Chula Vista, this report is prepared in compliance with the requirements of Article 4, Chapter 1, Landscape & Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California, and the Chula Vista Municipal Code, Chapter 17.07 and 17.08.

This report presents the engineering analysis for the 1990-1991 Fiscal Year for the district known as:

Rancho Del Rey Open Space Maintenance District
City of Chula Vista, California

(hereinafter referred to as "District").

This District by direct benefit assessments, provides funding for the maintenance of landscaped street medians, landscaped parkways and supplemental street lighting within public rights-of-way or dedicated maintenance easements, slope maintenance and channel (floodway) maintenance in the Rancho Del Rey development.

Section 22573, Landscape & Lighting Act of 1972, requires assessments to be levied according to benefit rather than according to assessed value. The section states:

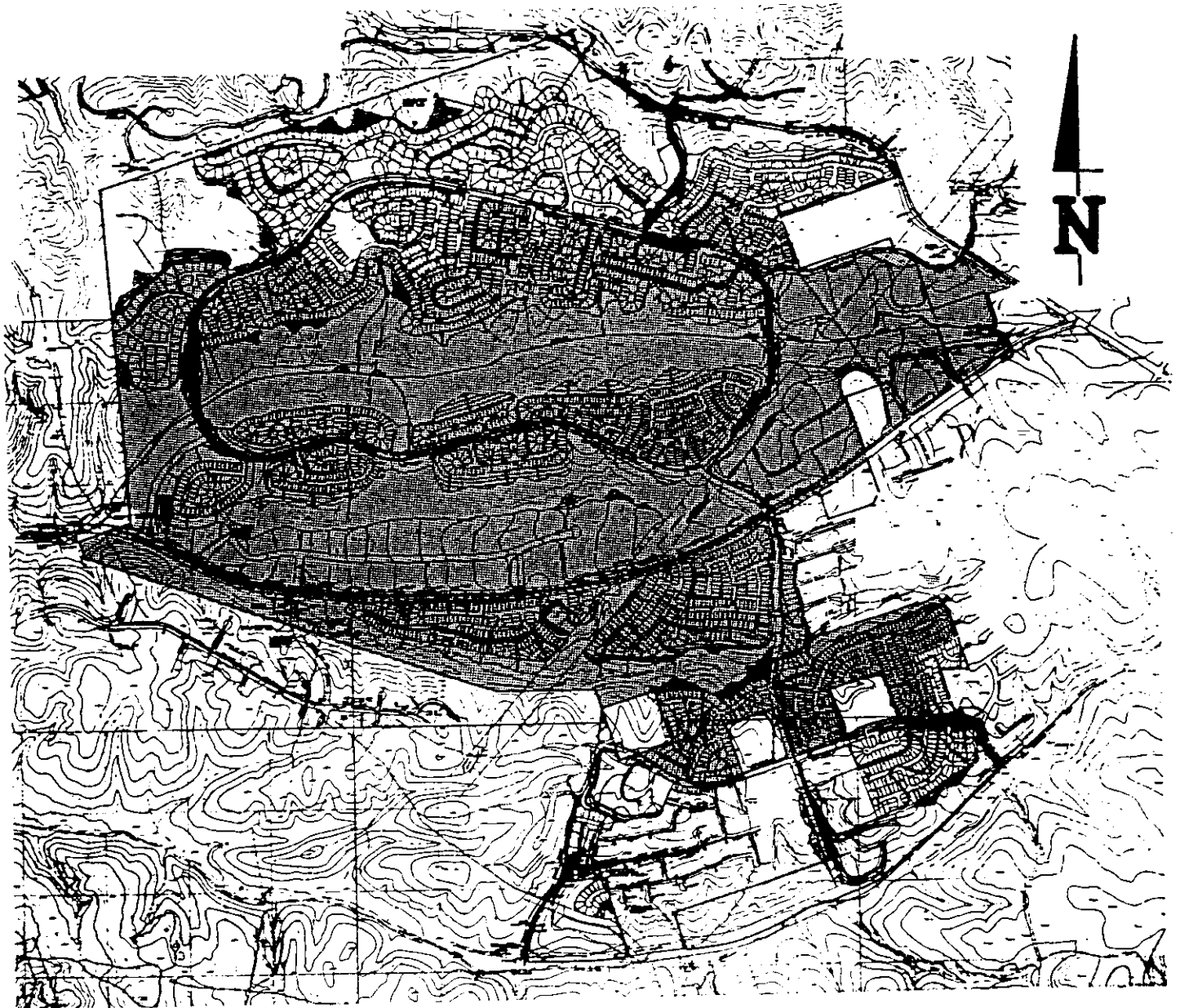
"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The 1972 Act also provides for the classification of various areas within an assessment district into different zones where,

"...by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements. An assessment district may consist of contiguous or noncontiguous areas."

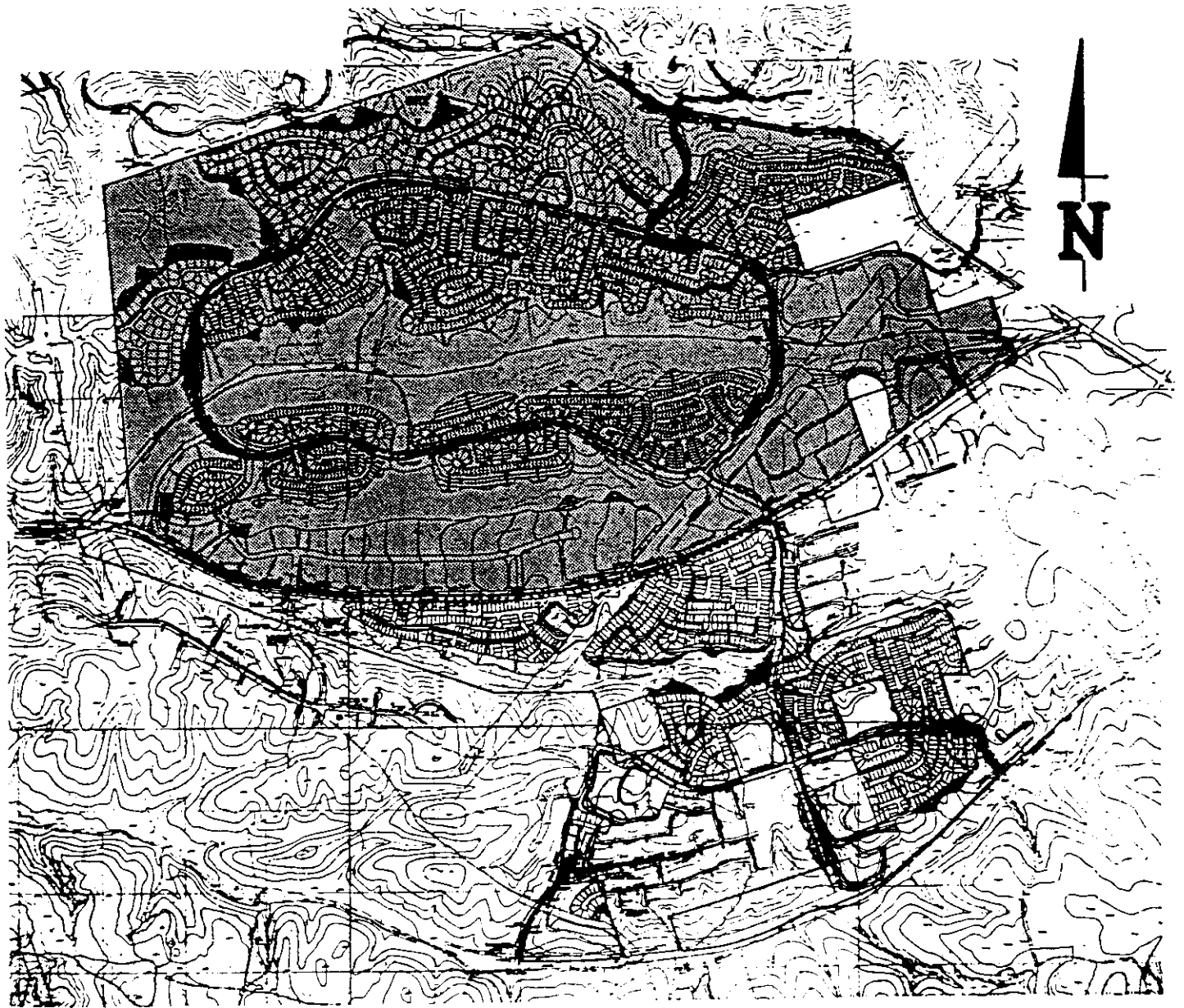
As the assessments are levied on the basis of benefit, they are considered a user's fee, not a tax, and therefore are not governed by Article XIII A. Properties owned by public agencies, such as a city, county, or state, or the federal government, are not assessable without the approval of the particular agency and, normally, are not assessed.

RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20



ZONE 1
DESILTING BASIN

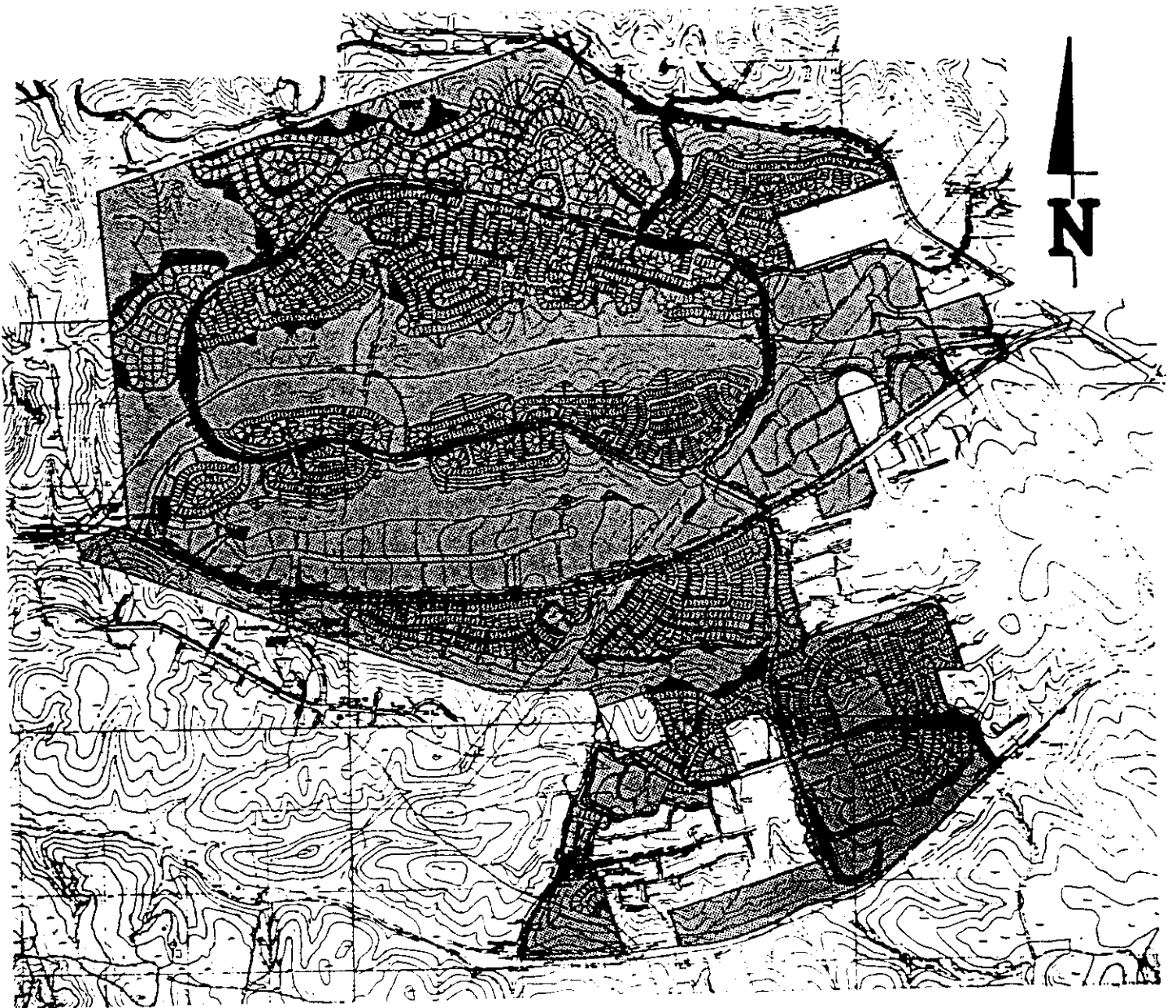
RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT 10. 20



ZONE 2

RICE CANYON LANDSCAPE MAINTENANCE

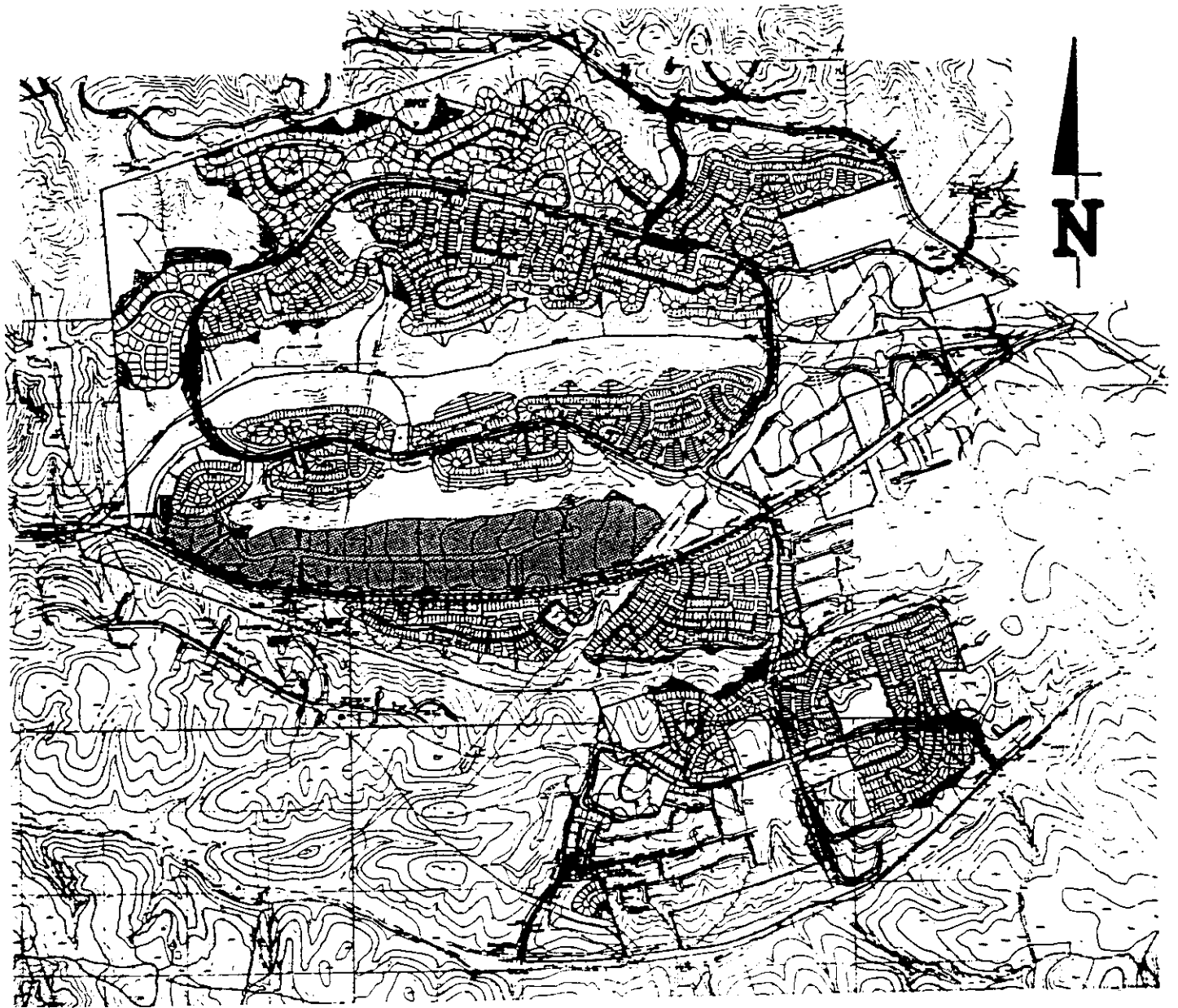
RANCHO DEL REY OPE SPACE
MAINTENANCE DISTRICT NO. 20



ZONE 3

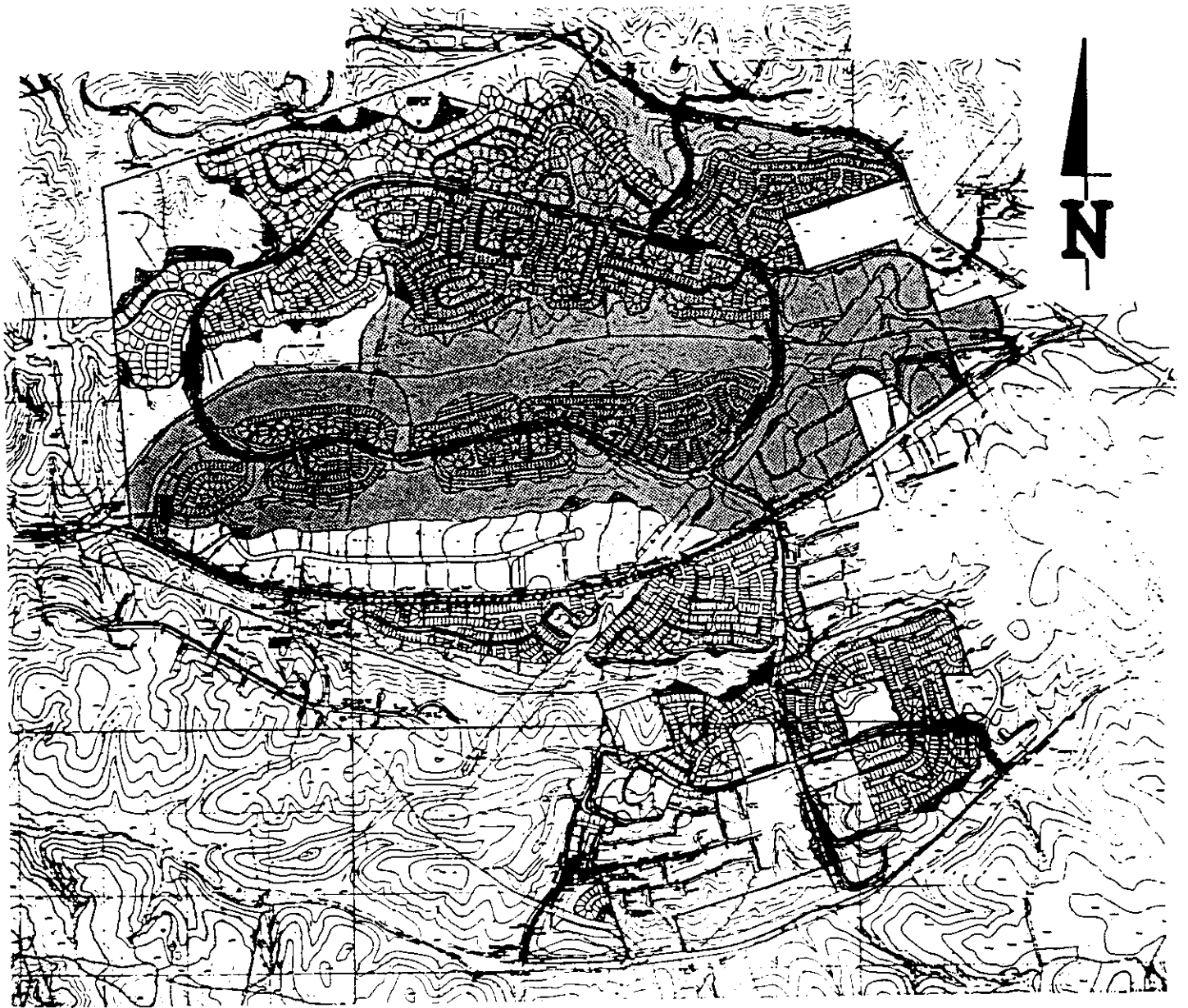
EAST 'H' STREET

RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20



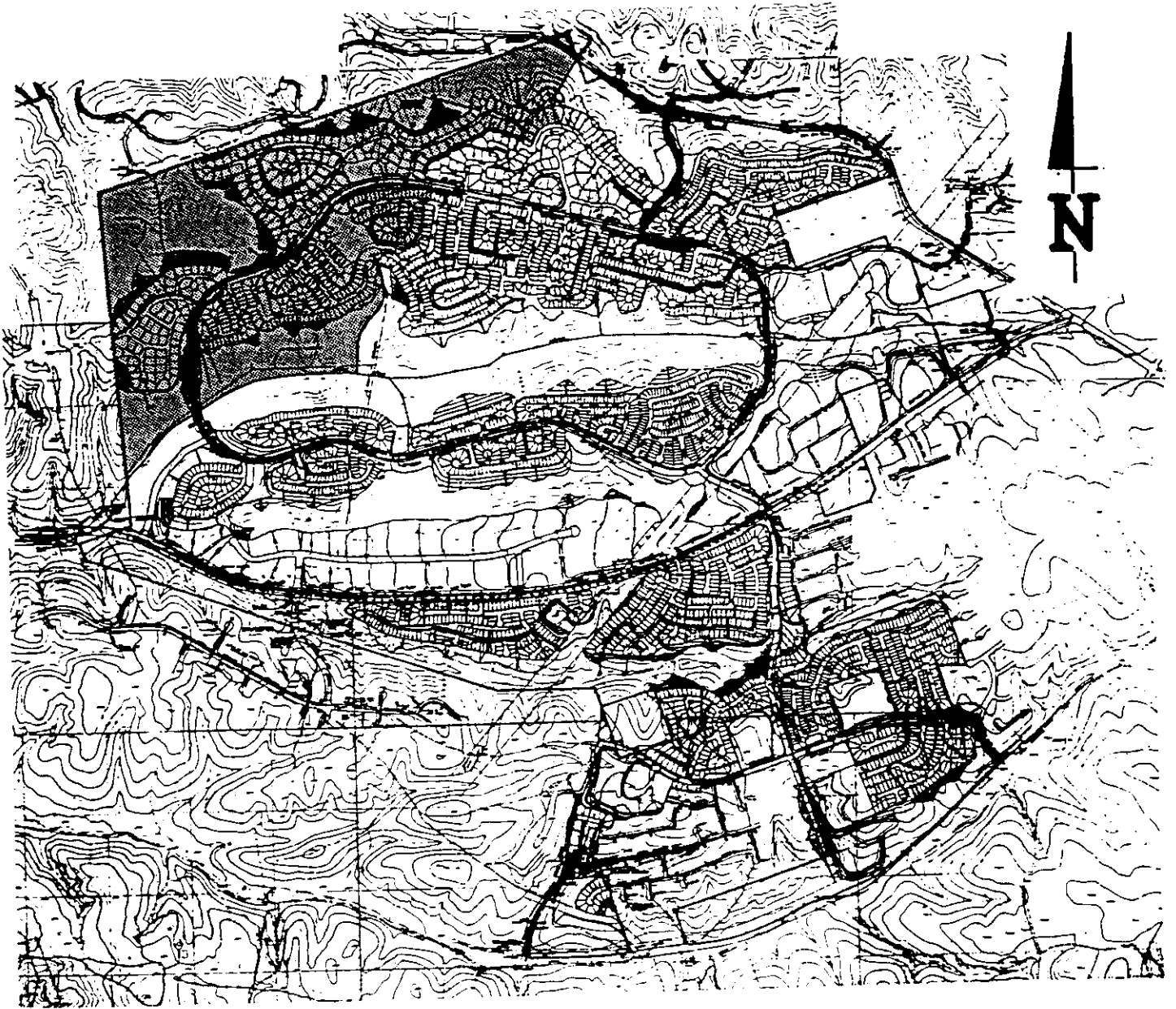
ZONE 4
SPA I-PHASE I
EMPLOYMENT PARK

RANCHO DEL REY OPE' SPACE
MAINTENANCE DISTRICT NO. 20



ZONE 5
SPA I, PHASES 2-6
RESIDENTIAL

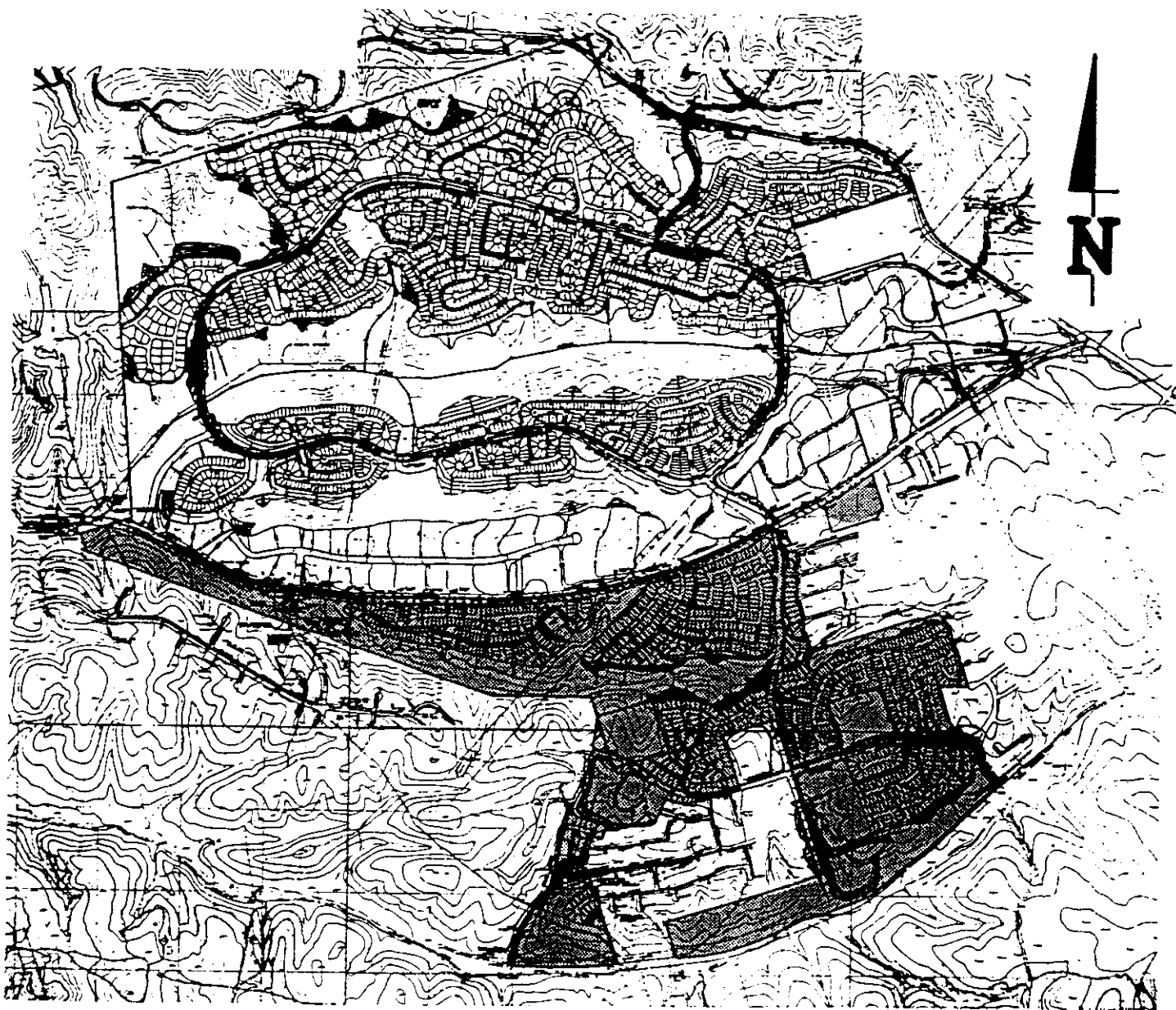
RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20



ZONE 6

SPA II

RANCHO DEL REY OPEN SPACE
MAINTENANCE DISTRICT NO. 20



ZONE 7

SPA III

MAINTENANCE ITEMS

I. Definitions

- A. "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:
1. Repair, removal, or replacement of all or any part of any improvement.
 2. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 3. The removal of trimmings, rubbish, debris, and other solid waste.
 4. Providing administration for the maintenance of improvements.
 5. Maintenance will be provided as set forth by area description below and as noted on the approved Landscape Plans for the Rancho Del Rey planned community:
 - ▶ Area No. 1 - Areas containing permanent irrigation systems planted in ground cover, shrubs and trees shall be kept weed free as required by City Parks and Recreation Director. Any area not fully covered with planned ground covers are to be replanted and grown to fully cover area during the normal growing season.
 - ▶ Area No. 2 - Lawn area with automatic irrigation systems. Weeding shall be as necessary to create a well manicured appearance.
 - ▶ Area No. 3 - Areas containing permanent irrigation systems initially planted with hydroseed mix and shrubs and trees shall be kept weed free as required by Parks and Recreation Director. The intent is to maintain healthy vegetation for hill holding.
 - ▶ Area No. 4 - Areas containing permanent or temporary irrigation systems in natural open space lands and slopes with indigenous plant growth. Weed abatement in these areas as directed by Parks and Recreation Director, not to

exceed two times per year, may consist of cutting back to 6" high.

- ▶ Area No. 5 - Two times per year, areas of non-irrigated open space shall be cleaned of debris including but not limited to the following: bottles, cans, paper, cardboard, or metallic items and noxious plant materials such as tumble-weeds.

II. Description of Items for Maintenance

The facilities and items of maintenance included within the District by zone designation are as follows:

- Zone 1. Maintain the drainage system within Rice Canyon including the maintenance of the drop structures and desilting basin.
- Zone 2. Maintain landscaping, and irrigation system areas associated with the Rice Canyon Open Space area as noted. Area 4 and 5 category maintenance will be provided to the canyon area to continue the natural landscape scheme. The parking area, so noted on the approved landscape plans, will be maintained to area 1 and 2 categories.
- Zone 3. Maintain landscaping and irrigation system improvements in the designated public street areas of East "H" Street generally fronting the Rancho Del Rey subdivision.
- Zone 4. Maintain landscaping and irrigation system improvements in designated open space easements adjacent to streets in the Rancho Del Rey Business Park, SPA I, Phase 1. Area 1, 3, and 5 category maintenance, monumentation maintenance and replacement cost will be provided.
- Zone 5. SPA 1, Phases 2 - 6 landscape improvements, as noted on the approved landscape plans, will be maintained to Area 1, 2, 3, 4 and 5 categories. Walls and fencing will also be maintained. Open space easements and within the public right-of-way of Otay Lakes Road will also be maintained as per approved plans.
- Zone 6. SPA II landscape improvements are to be incorporated into the maintenance District at such time when the improvements are installed and maintenance is turned over to the City of Chula Vista.

Zone 7. SPA III and those portions of SPA I south of East "H" Street landscape improvements, are to be incorporated into the maintenance District at such time when the improvements are installed and maintenance is turned over to the City of Chula Vista. Included within the SPA III improvements will be the maintenance of the open space easements and areas within the public right-of-way of Telegraph Canyon Road, which abut SPA III.

SUBDIVISION OF ZONES

As part of this district, zones have been established for properties to be developed after the adoption of this report. The City of Chula Vista, at its option, will subdivide existing zones or consolidate existing zones based on the benefit of those facilities established after the adoption of this district.

COMMUNITY AND NEIGHBORHOOD PARKS

The 20 acre portion of the Community Park in natural states and slopes shall be maintained by the District. The remaining 14 acre portion of the community park used as an active recreational area shall be maintained at the expense of the City.

COST ESTIMATE

The total estimated budget necessary for the maintenance of SPA I, Phases 1-4, Rice Canyon Desilting Basin and Landscaping and East "H" Street for the 1990-1991 fiscal year is as follows:

<u>Item</u>	<u>Cost Per Year</u>
Zone 1 Desilting Basin	\$ 31,000
Zone 2 Rice Canyon	32,351
Zone 3 East "H" Street	19,860
Zone 4 SPA I, Phase 1	84,308
Phase 2	114,800
Phase 3	222,930
Phase 4	119,746
Phase 5	0
Phase 6	0
Zone 6 SPA II	0
Zone 7 SPA III	0
	<hr/>
1990-1991 Maintenance Total:	\$624,995

METHOD OF APPORTIONMENT

A. Benefit Charge Formula, Zone 1 Rice Canyon Desilting Drainage Basin

Zone 1, the Rice Canyon Desilting Drainage Basin benefits properties differently and as such is to be spread to those properties draining into the basin based on a runoff coefficient which is in turn converted to an EDU factor.

Runoff Coefficients and EDU's for Drainage

<u>Land Use</u>	<u>Runoff Density</u>	<u>Coefficient</u>	<u>EDU</u>
Single Family Detached	0-2	.6	1.00
	2-4	.6	.33
	4-6	.6	.20
	6-8	.6	.14
	8-10	.6	.11
Single Family Attached	10-12	.7	.10
	12-20	.7	.07
Multi-Family	20+	.8	.05
Employment Park		.9	1.50/acre
Commercial		.8	1.33/acre
Church/School		.7	1.17/acre

Source: Final Engineer's Report, City of Chula Vista Assessment District 87-1, East "H" Street

EDU's associated with drainage are applied to those parcels which drain into the Rice Canyon area, both south and north of "H" Street. The total number of EDU's are then summed and the total cost is apportioned back to the participating properties.

B. Benefit Charge Formula, Zone 2 Rice Canyon Landscape Maintenance

Rice Canyon also provides an open space and recreation amenity to the residents and occupants of the employment park. As such, an EDU factor based on recreational use is established below and uses as a base a standard population factor for a residential household of 2.67. This factor is then related to the population per acre of non-residential land uses based on numbers derived from *San Diego Traffic Generators*, July 1988, SANDAG/CALTRANS. The factors and associated land uses are presented below.

Recreation Population Factor

<u>Land Use</u>	<u>Population</u>	<u>EDU Factor</u>
Residential	2.67/DU	1
Commercial	15/acre	5.62
Business Park	40/acre	14.99

EDU's associated with recreation are applied to those parcels which benefit from the recreation value of Rice Canyon, properties north of "H" Street. The total number of EDU's are then summed and the total cost is apportioned back to the participating properties.

C. Benefit Charge Formula, Zones 3-5 SPA 1, Phases 1-6

The amount of the estimated assessment on each lot or parcel of land in the District is in proportion to the estimated benefit to be received by each such lot or parcel of land from the use of the road network in and around the Rancho Del Rey development. One method of apportioning the costs of the landscape maintenance is to calculate the estimated traffic generated by a parcel of property within the district. A standard established within San Diego County is the average daily traffic (ADT) generation factors published by SANDAG. An ADT factor has been assigned to each land use type and these factors are used to estimate the traffic generated by that land use type. To compare traffic generation across different land types, ADT's are converted to Equivalent Dwelling Unit (EDU) Benefit Factors with a single family detached unit having a base EDU of 1. All other land uses are factored upon the base factor of 1 as noted below. An ADT factor was used to spread the cost of Zones 3-7.

ADT factors used to calculate benefit units are as follows:

<u>Land Use</u>	<u>Density</u>	<u>Benefit (EDU) Factor*</u>
Single Family Detached	0-10	1.0
Single Family Attached	10-20	0.8
Multi-Family	20+	0.6
Employment Park		30.0 per acre
Commercial		40.0 per acre
Church		4.0 per acre

*Source: Rancho Del Rey SPA Plan

D. Benefit Charge Formula, Zones 6 & 7 SPA II & SPA III

A benefit charge formula for Zones 6 & 7 will be established at such time costs for facilities within these two zones are established, subject to any charges associated with the geographic configuration of the zones.

DESCRIPTION OF ZONES

The District contains seven zones with the following designations:

Desilting Basin	Zone 1
Rice Canyon	Zone 2
East "H" Street	Zone 3
SPA 1, Phase 1	Zone 4
SPA 1, Phases 2 - 6	Zone 5
SPA II	Zone 6
SPA III	Zone 7

SPA I has been planned and the phases listed will apply as the designated zones for that area. SPA II and SPA III have yet to have the areas mapped for final designation. These areas, SPA II and SPA III, will be subdivided accordingly in subsequent years of the District and zones will be designated at that time.

Table one, which follows, outlines the cost by zone for the fiscal year 1990-1991, and also presents the cost per EDU for each zone. These costs are then multiplied by the number of EDU's participating in each zone (Table 2) to obtain the total cost allocated to each parcel by zone (Table 3).

**RDR OPEN SPACE DISTRICT 20 BUDGET ESTIMATE 1/31/91
BY McMILLIN COMMUNITIES**

RDR SPA I PHASE 5	QUANTITY	UNIT PRICE PER Q/MON	COST/MON	COST/YR
A. Maintenance Categories (S.F.)				
1. Area No. 1	63,100	\$0.01520	959	11,508
2. Area No. 2	54,000	\$0.04400	2,376	28,512
3. Area No. 3	0	\$0.01520	0	0
4. Area No. 4	822,720	\$0.00069	568	6,816
5. Area No. 5	2,134,987	\$0.00018	384	4,608
B. Walls and Fencing (L.F.)				
1. Theme Wall Replacement	4,904	222,084	617	7,404
2. Theme Wall Maintenance	4,904	\$0.00417	20	240
TOTAL PHASE 5			\$4,924	\$59,088
 RDR SPA I PHASE 6				
A. Maintenance Categories (S.F.)				
1. Area No. 1	116,340	\$0.01520	1,768	21,216
2. Area No. 2	51,000	\$0.04400	2,244	26,928
3. Area No. 3	0	\$0.01520	0	0
4. Area No. 4	711,140	\$0.00069	491	5,892
5. Area No. 5	2,473,096	\$0.00018	445	5,340
B. Walls and Fencing (L.F.)				
1. Theme Wall Replacement	2,488	107,795	299	3,588
2. Theme Wall Maintenance	2,488	\$0.00417	10	120
TOTAL PHASE 6			\$5,257	\$63,084