

File

December 27, 1985
File # OS-015

TO: Ken Lee, Principal Planner
FROM: Roger Daoust, Senior Civil Engineer *RD*
SUBJECT: Open Space Maintenance District No. 14 - Bonita Long Canyon
Estates Units 1 thru 7

According to Section 17.08.150 of the Chula Vista Municipal Code, a preliminary report regarding the Open Space Maintenance District No. 14 is to be referred to the Planning Commission for recommendation. The Engineering Department has written a Council Agenda Statement which serves as the preliminary report. A copy of that Agenda Statement and the exhibits we have at the present time are attached hereto. We have written another preliminary report which is also enclosed.

Please place this preliminary report on the next Planning Commission agenda in January 1986 for its recommendations. There will be a public hearing before the City Council on January 14, 1986 at 7:00 p.m. to consider the proposed formation of the Open Space Maintenance District No. 14. At that time we will have a detailed sheet showing landscaping and irrigation in Unit 1.

SMR:ljr

(B9:OS14)

December 27, 1985
File: OS-015

TO: Chula Vista Planning Commission
FROM: George Krepl, Director of Planning
SUBJECT: Preliminary Report on Agenda Item for Planning Commission Meeting of January 8, 1986 - Open Space Maintenance District No. 14

1. Public Hearing: No public hearing is required at this time.

A. Background

McMillin Development, Inc., developer of Bonita Long Canyon Estates, submitted letters of petition on September 4, 1985 and December 5, 1985, requesting the formation of an open space maintenance district. The petition complies with Conditions 3, 10 and 36 contained in Resolution 10470 approving the Tentative Map of Chula Vista Tract 81-4, Bonita Long Canyon Estates, Unit 1. The developer has dedicated and the City Council by Resolution 11993 has accepted title to three lots designated as open space on the Final Map of Chula Vista Tract 81-4, Bonita Long Canyon Estates, Unit 1. The three lots will be maintained as natural and landscaped open space. All of these open space lots conform to the criteria contained in Section 17.08.020C of the Municipal Code. None of these three lots will be maintained by a homeowners' association. In the latter letter, McMillin Development, Inc. requested that the open space district be composed initially of Units 1 through 7 of Bonita Long Canyon Estates future expansion of the district will thereby not be required.

The Planning Commission took action to recommend approval of the SPA Plan and the Tentative Map for Bonita Long Canyon Estates Units 2-7 inclusive on November 13, 1985.

B. Recommendation

Based on previous meetings, adopt a motion to recommend approval of the proposed Open Space Maintenance District No. 14 before the City Council. There will be a public hearing on January 14, 1986 at 7:00 p.m. in the Council Chambers to consider the formation of the open space maintenance District.

C. Discussion

The entire Bonita Long Canyon Estates project, Units 1 through 7, will comprise the District. 650 acres are within its boundaries, and eventually 862 lots will exist within the project. The proposed total of all dedicated open space areas is about 277.5 acres.

McMillin will install the necessary landscaping and irrigation at no expense to the City. The landscaping will be complete and established prior to acceptance by the City on behalf of the proposed open space maintenance district. There are 199 benefiting properties (199 EDU) on the assessment rolls within the proposed district at the present time in Unit 1, and the estimated annual maintenance cost to be assessed each new EDU is approximately \$85. Attachment "B" indicates the allocation of costs for each lot within the district. Lot numbers are those shown on Map 11205, Bonita Long Canyon Estates, Unit 1. Total annual maintenance costs in connection with Unit 1 are estimated at \$16,950 per year (see Attachment "C").

Open Space Maintenance District No. 14 is proposed to include all open space areas in Unit 1 and proposed Units 2 through 7 of Bonita Long Canyon Estates. Assessments to property owners are proposed to be adjusted with the addition of each new unit in accordance with the benefits received.

The petitioner (Bonita Long Canyon Partnership) is the present owner of all the assessed properties. The responsibility for paying the open space maintenance assessment will be conveyed with each of the benefiting properties as those properties are sold. A map showing the proposed district, the open space areas and the benefiting properties is attached.

The review of plans and inspection of landscaping work are being coordinated with the Landscape Architect and Parks and Recreation Department.

The Tentative Subdivision Map for Bonita Long Canyon Estates, Units 2 through 7, was approved by the City Council at the meeting of December 17, 1985.

SMR:av

(B17:1-8-86.PC)

RECORDING REQUESTED BY

Please Return To:

Jennie M. Fulasz, City Clerk
P. O. Box 1087
Chula Vista, California 92012

505

RESOLUTION NO. 12329

Eng 86-0 21

RECORDED
OFFICIAL REC
OF SAN DIEGO COUNTY, CALIF.

1986 JAN 17 PM 12: 2

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA ESTABLISHING OPEN SPACE
MAINTENANCE DISTRICT NO. 14, BONITA LONG
CANYON ESTATES - UNITS 1 THROUGH 7

VERA L. LYLE
COUNTY RECORDER

The City Council of the City of Chula Vista does hereby resolve as follows:

WHEREAS, McMillin Development Inc., developer of Bonita Long Canyon Estates, on behalf of the owner, Bonita Long Canyon Partnership, has petitioned for the formation of an open space maintenance district in accordance with the conditions of approval (3, 10, and 36) contained in Resolution No. 10470 approving the Tentative Subdivision Map of Chula Vista Tract No. 81-4, Bonita Long Canyon Estates, Unit 1, and

NO FEE

WHEREAS, on December 17, 1985, the City Council adopted Resolution No. 12298 setting January 14, 1986 as the date for the public hearing on the proposed formation of Open Space Maintenance District No. 14.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista as follows:

1. That Chula Vista Open Space Maintenance District No. 14 in Bonita Long Canyon Estates, the boundaries of which are described in Resolution No. 12298, is hereby ordered formed.

2. The maintenance described in said Resolution No. 12298 is hereby ordered performed.

3. The assessment of costs and expenses as set forth in said resolution are hereby confirmed and approved.

4. That the City Clerk of the City of Chula Vista be, and she is hereby directed to record said assessments in the Office of the San Diego County Recorder.

Presented by

Approved as to form by

/s/ John P. Lippitt
John P. Lippitt, Director of
Public Works/City Engineer

Thomas J. Harron
Thomas J. Harron, City
Attorney

1147a

RECEIVED
CITY OF CHULA VISTA
ENGINEERING DEPT
FEB 12 AM 9:55

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, this 14th day of January

19 85, by the following vote, to-wit:

AYES: Councilmembers McCandliss, Cox, Moore, Scott

NAYES: Councilmembers None

ABSTAIN: Councilmembers None

ABSENT: Councilmembers Malcolm

/s/ Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST /s/ Jennie M. Fulasz
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 12329, and that the same has not been amended or repealed.

DATED January 15, 1986

(seal)

Jennie M Fulasz
City Clerk

ASSESSMENT ROLL FOR CHULA VISTA OPEN SPACE
 MAINTENANCE DISTRICT NO. 14
 Sheet 1 of 5

ASSESSMENT NO.	ASSESSOR'S PARCEL NO.	DWELLING UNITS	TOTAL ASSESSMENT
1	594-321-01	1	85.18
2	594-321-02	1	85.18
3	594-321-03	1	85.18
4	594-321-04	1	85.18
5	594-321-05	1	85.18
6	594-321-06	1	85.18
7	594-321-07	1	85.18
8	594-321-08	1	85.18
9	594-321-09	1	85.18
10	594-321-10	1	85.18
11	594-321-11	1	85.18
12	594-321-12	1	85.18
13	594-321-13	1	85.18
14	594-321-14	1	85.18
15	594-321-15	1	85.18
16	594-321-16	1	85.18
17	594-321-17	1	85.18
18	594-321-18	1	85.18
19	594-321-19	1	85.18
20	594-321-20	1	85.18
21	594-321-21	1	85.18
22	594-321-22	1	85.18
23	594-321-23	1	85.18
24	594-321-24	1	85.18
25	594-321-25	1	85.18
26	594-321-26	1	85.18
27	594-321-27	1	85.18
28	594-321-28	1	85.18
29	594-321-29	1	85.18
30	594-321-30	1	85.18
31	594-321-31	1	85.18
32	594-321-32	1	85.18
33	594-321-33	1	85.18
34	594-321-34	1	85.18
35	594-321-35	1	85.18
36	594-321-36	1	85.18
37	594-321-37	1	85.18
38	594-321-38	1	85.18
39	594-321-39	1	85.18
40	594-321-40	1	85.18

ASSESSMENT ROLL FOR CHULA VISTA OPEN SPACE
 MAINTENANCE DISTRICT NO. 14
 Sheet 2 of 5

ASSESSMENT NO.	ASSESSOR'S PARCEL NO.	DWELLING UNITS	TOTAL ASSESSMENT
41	594-321-41	1	85.18
42	594-321-42	1	85.18
43	594-321-43	1	85.18
44	594-321-44	1	85.18
45	594-321-45	1	85.18
46	594-321-46	1	85.18
47	594-321-47	1	85.18
48	594-321-48	1	85.18
49	594-321-49	1	85.18
50	594-321-50	1	85.18
51	594-321-51	1	85.18
52	594-321-52	1	85.18
53	594-321-53	1	85.18
54	594-321-54	1	85.18
55	594-321-55	1	85.18
56	594-321-56	1	85.18
57	594-321-57	1	85.18
58	594-321-58	1	85.18
59	594-321-59	1	85.18
60	594-321-60	1	85.18
61	594-321-61	1	85.18
62	594-321-62	1	85.18
63	594-321-63	1	85.18
64	594-322-01	1	85.18
65	594-322-02	1	85.18
66	594-322-03	1	85.18
67	594-322-04	1	85.18
68	594-322-05	1	85.18
69	594-322-06	1	85.18
70	594-322-07	1	85.18
71	594-322-08	1	85.18
72	594-322-09	1	85.18
73	594-322-10	1	85.18
74	594-322-11	1	85.18
75	594-322-12	1	85.18
76	594-322-13	1	85.18
77	594-322-14	1	85.18
78	594-322-15	1	85.18
79	594-322-16	1	85.18
80	594-322-17	1	85.18
81	594-322-18	1	85.18
82	594-322-19	1	85.18
83	594-322-20	1	85.18
84	594-322-21	1	85.18
85	594-322-22	1	85.18

ASSESSMENT ROLL FOR CHULA VISTA OPEN SPACE
 MAINTENANCE DISTRICT NO. 14
 Sheet 3 of 5

ASSESSMENT NO.	ASSESSOR'S PARCEL NO.	DWELLING UNITS	TOTAL ASSESSMENT
86	594-322-23	1	85.18
87	594-322-24	1	85.18
88	594-322-25	1	85.18
89	594-322-26	1	85.18
90	594-322-27	1	85.18
91	594-322-28	1	85.18
92	594-322-29	1	85.18
93	594-322-30	1	85.18
94	594-322-31	1	85.18
95	594-322-32	1	85.18
96	594-322-33	1	85.18
97	594-322-34	1	85.18
98	594-322-35	1	85.18
99	594-322-36	1	85.18
100	594-322-37	1	85.18
101	594-322-38	1	85.18
102	594-322-39	1	85.18
103	594-322-40	1	85.18
104	594-322-41	1	85.18
105	594-322-42	1	85.18
106	594-322-43	1	85.18
107	594-322-44	1	85.18
108	594-322-45	1	85.18
109	594-322-46	1	85.18
110	594-322-47	1	85.18
111	594-322-48	1	85.18
112	594-322-49	1	85.18
113	594-322-50	1	85.18
114	594-322-51	1	85.18
115	594-322-52	1	85.18
116	594-322-53	1	85.18
117	594-322-54	1	85.18
118	594-322-55	1	85.18
119	594-322-56	1	85.18
120	594-322-57	1	85.18
121	594-322-58	1	85.18
122	594-322-59	1	85.18
123	594-322-60	1	85.18
124	594-322-61	1	85.18
125	594-322-62	1	85.18
126	594-322-63	1	85.18
127	594-322-64	1	85.18
128	594-322-65	1	85.18
129	594-322-66	1	85.18
130	594-322-67	1	85.18

ASSESSMENT ROLL FOR CHULA VISTA OPEN SPACE
MAINTENANCE DISTRICT NO. 14
Sheet 4 of 5

ASSESSMENT NO.	ASSESSOR'S PARCEL NO.	DWELLING UNITS	TOTAL ASSESSMENT
131	594-322-68	1	85.18
132	594-322-69	1	85.18
133	594-322-70	1	85.18
134	594-323-01	1	85.18
135	594-323-02	1	85.18
136	594-323-03	1	85.18
137	594-323-04	1	85.18
138	594-323-05	1	85.18
139	594-323-06	1	85.18
140	594-323-07	1	85.18
141	594-323-08	1	85.18
142	594-323-09	1	85.18
143	594-323-10	1	85.18
144	594-323-11	1	85.18
145	594-323-12	1	85.18
146	594-323-13	1	85.18
147	594-323-14	1	85.18
148	594-323-15	1	85.18
149	594-323-16	1	85.18
150	594-323-17	1	85.18
151	594-323-18	1	85.18
152	594-323-19	1	85.18
153	594-323-20	1	85.18
154	594-323-21	1	85.18
155	594-323-22	1	85.18
156	594-323-23	1	85.18
157	594-323-24	1	85.18
158	594-323-25	1	85.18
159	594-323-26	1	85.18
160	594-323-27	1	85.18
161	594-323-28	1	85.18
162	594-323-29	1	85.18
163	594-323-30	1	85.18
164	594-323-31	1	85.18
165	594-323-32	1	85.18
166	594-323-33	1	85.18
167	594-323-34	1	85.18
168	594-323-35	1	85.18
169	594-323-36	1	85.18
170	594-323-37	1	85.18
171	594-323-38	1	85.18
172	594-323-39	1	85.18
173	594-323-40	1	85.18
174	594-323-41	1	85.18
175	594-323-42	1	85.18

ASSESSMENT ROLL FOR CHULA VISTA OPEN SPACE
MAINTENANCE DISTRICT NO. 14
Sheet 5 of 5

ASSESSMENT NO.	ASSESSOR'S PARCEL NO.	DWELLING UNITS	TOTAL ASSESSMENT
176	594-323-43	1	85.18
177	594-323-44	1	85.18
178	594-323-45	1	85.18
179	594-323-46	1	85.18
180	594-323-47	1	85.18
181	594-323-48	1	85.18
182	594-323-49	1	85.18
183	594-323-50	1	85.18
184	594-323-51	1	85.18
185	594-323-52	1	85.18
186	594-323-53	1	85.18
187	594-323-54	1	85.18
188	594-323-55	1	85.18
189	594-323-56	1	85.18
190	594-323-57	1	85.18
191	594-323-58	1	85.18
192	594-323-59	1	85.18
193	594-323-60	1	85.18
194	594-323-61	1	85.18
195	594-323-62	1	85.18
196	594-323-63	1	85.18
197	594-323-64	1	85.18
198	594-323-65	1	85.18
199	594-323-66	1	85.18

TOTAL 16,951.

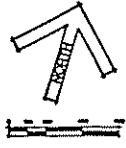
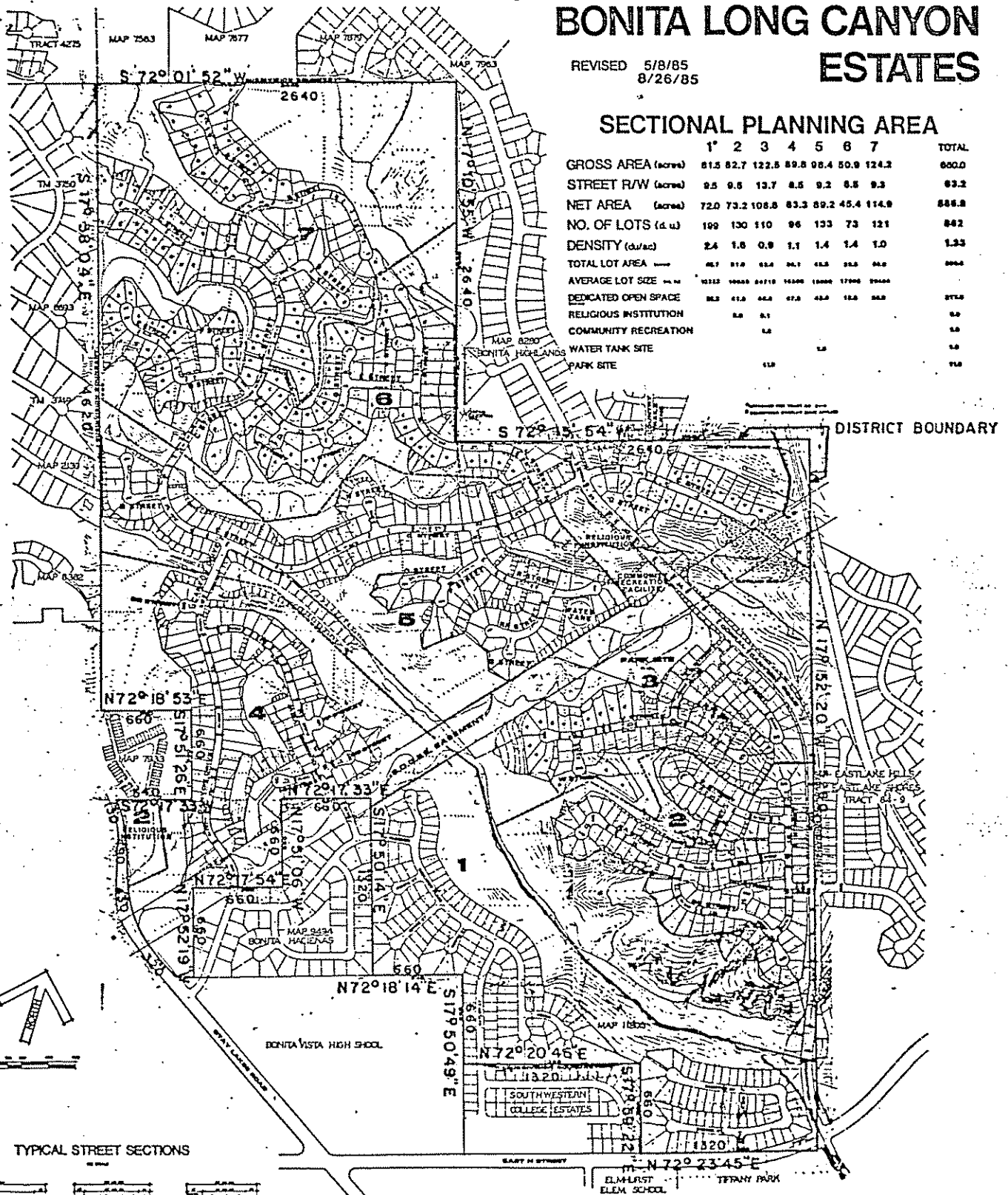
OPEN SPACE MAINTENANCE DISTRICT NO. 14

BONITA LONG CANYON ESTATES

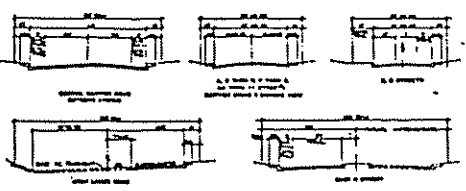
REVISED 5/8/85
8/26/85

SECTIONAL PLANNING AREA

	1	2	3	4	5	6	7	TOTAL
GROSS AREA (acres)	81.5	82.7	122.8	89.8	98.4	50.9	124.3	600.0
STREET R/W (acres)	9.5	9.5	13.7	8.5	9.2	8.8	9.3	63.2
NET AREA (acres)	72.0	73.2	108.8	81.3	89.2	45.4	114.9	536.8
NO. OF LOTS (d.u.)	199	130	110	96	133	73	121	862
DENSITY (d.u./ac)	2.4	1.8	0.9	1.1	1.4	1.4	1.0	1.33
TOTAL LOT AREA (ac)	66.7	87.0	82.4	66.1	85.5	55.5	84.0	509.6
AVERAGE LOT SIZE (sq. ft.)	1312	1060	2070	1636	1060	1706	2044	
DEDICATED OPEN SPACE	82.2	81.0	62.4	47.0	45.0	18.8	58.2	374.6
RELIGIOUS INSTITUTION		0.0	0.1					0.1
COMMUNITY RECREATION					0.2			0.2
WATER TANK SITE						0.2		0.2
PARK SITE							1.0	1.0



TYPICAL STREET SECTIONS



LEGEND

- PLANNED BOUNDARY
- EXISTING TRAIL

ATTACHMENT "A"

OPEN SPACE MAINTENANCE DISTRICT NO. 14

BONITA LONG CANYON ESTATES - UNIT 1

ALLOCATION OF COSTS

RESIDENTIAL UNITS	100.0%	# OF LOTS OR UNITS	ASSESSMENT/UNIT	TOTAL ASSESSMENT UNITS	% OF RESIDENTIAL ASSESSMENT	% OF DISTRICT ASSESSMENT
<u>RESIDENTIAL</u>						
Single Family Lots		199	1.0	199	100.0	100.0
Total Assessment Residential				199		100.0

ANNUAL MAINTENANCE COSTS - OPEN SPACE LOTS = \$16,951

COST PER EDU = $\frac{\$16,951}{199} = \$85.18 =$ ASSESSMENT FOR SINGLE FAMILY LOT

ATTACHMENT "B"

BONITA LONG CANYON
 LANDSCAPE MAINTENANCE DISTRICT
 199 UNITS - FINAL MAP 11205

	<u>Planted and Permanently Irrigated</u>	<u>Planted and Temporarily Irrigated</u>	<u>Hydroseeded</u>	<u>Natural</u>
Lot 200	0	66,621	8,166	1,106,424 sq.ft
201	11,936			
202	9,050			
Center Median H Street	<u>3,600</u>			
TOTAL	24,586	66,621	8,166	1,106,424

Planted and Irrigated	24,586	
" " "	<u>66,621</u>	
	91,207 sq. ft.	
	X 0.17 sq-ft/year	
	<u>15,505</u>	15,505
Hydroseeded	8,166 sq/ft	
	X 0.035 sq-ft/yr	
	<u>285</u>	285
Natural*	1,106,424	
	<u>.03%</u>	
	33,192	
	X 0.035 sq-ft/yr	
	<u>1,161</u>	<u>1,161</u>
		<u>\$16,951</u>

*Natural areas adjacent to streets are estimated to be 3% of total open space. The remainder of the natural open space is assumed to require no maintenance.