

City Clerk  
276 4th Ave  
Chula Vista 92010

1466

Revised 10/14/86

86-472409

OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

RESOLUTION NO. 12773

1986 OCT 20 AM 11:36

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA ESTABLISHING OPEN SPACE DISTRICT  
NO. 15

VEPA LYLE  
COUNTY RECORDER

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

NO FEE

WHEREAS, McMillin Development, Inc., a partner of the  
Bonita Long Canyon Partnership, has petitioned the City for the  
formation of an open space maintenance district in accordance  
with the criteria contained in the Municipal Code, and

WHEREAS, on September 23, 1986, the City Council adopted  
Resolution No. 12752 setting October 14, 1986 as the date for the  
public hearing on the proposed formation of Open Space  
Maintenance District No. 15.

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.  
15 in Bonita Haciendas, the boundaries of which consist of the  
subdivision boundaries of Bonita Haciendas as shown on Map 9494,  
as filed in the office of the County Recorder and of that  
property conveyed to the City of Chula Vista from the Sweetwater  
Union High School District by grant deed, filed in the office of  
the County Recorder January 14, 1980 as Document No. 80-013279,  
is hereby formed pursuant to Chapter 17.08 of the Chula Vista  
Municipal Code.


2. The maintenance described in said Resolution No.  
12752 is hereby ordered performed.

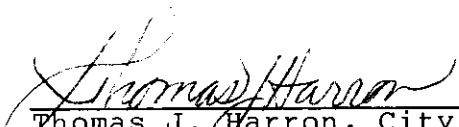
3. The assessment of costs and expenses as set forth in  
said resolution are hereby confirmed and approved.

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

  
John P. Lippitt, Director of  
Public Works/City Engineer  
2100a

  
Thomas J. Harron, City Attorney

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

19 86, by the following vote, to-wit:

AYES:	Councilmembers	<u>Moore, Cox, McCandliss, Malcolm, Campbell</u>
NAYES:	Councilmembers	<u>None</u>
ABSTAIN:	Councilmembers	<u>None</u>
ABSENT:	Councilmembers	<u>None</u>

*Gregory R. Cox*

\_\_\_\_\_  
Mayor of the City of Chula Vista

ATTEST *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. 12773, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

\_\_\_\_\_  
City Clerk



OPEN SPACE MAINTENANCE DISTRICT NO. 15  
BONITA HACIENDAS

CHULA VISTA TRACT NO. 78-2

VIEW

N72°19'18"E 2639.44  
(N72°17'41"E 2639.95 PER 7933)

1319.72  
(1320.42 PER MAP 7933)  
(1320 PER MAP 815)  
MAP 7933  
PER MAP 7933

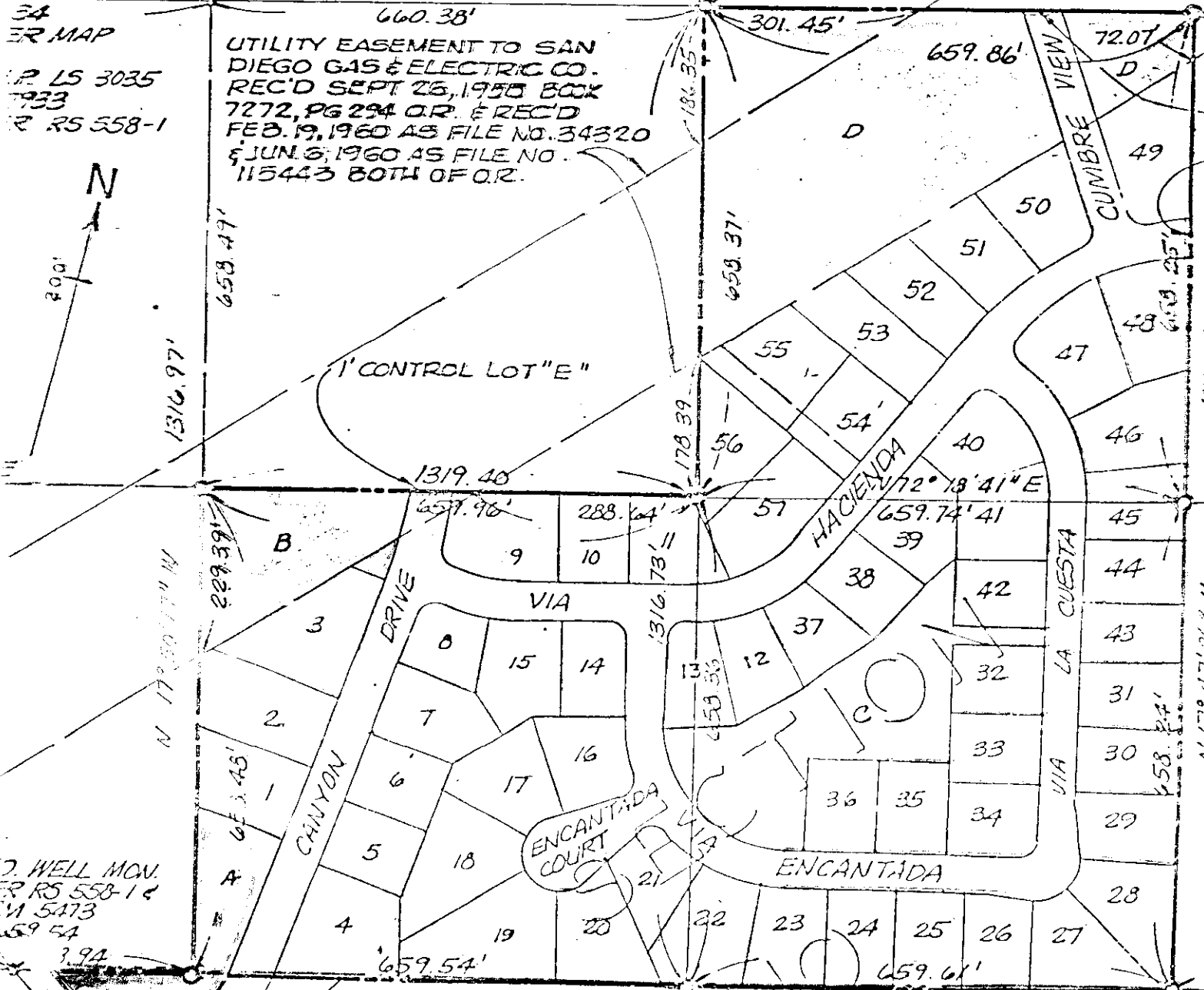
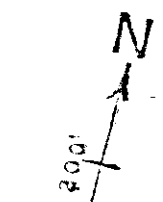
1/4 SEC 19

1319.72  
(1319.53 PER  
(1319.1 PER

34  
ER MAP

LS 3035  
7933  
RS 558-1

UTILITY EASEMENT TO SAN  
DIEGO GAS & ELECTRIC CO.  
REC'D SEPT 26, 1950 BOOK  
7272, PG 294 O.R. & REC'D  
FEB. 19, 1960 AS FILE NO. 34320  
& JUN. 6, 1960 AS FILE NO.  
115443 BOTH OF O.R.



WELL MON.  
RS 558-1  
M 5473  
59 54

3.94  
1319.05  
1319.22  
178.39

(N72°21'08"E 1318.62  
PER PM 5473)  
(N72°26'E 1318.5  
PER RS 558-1)  
N 72° 18' 03" E

ATTACHMENT "A"

2638.30

Attachment "B"

Open Space Maintenance District No. 15  
 Bonita Haciendas  
 Allocation of Costs

Residential Units 100%

<u>Residential</u>	<u># of lots or units</u>	<u>Assessment/ Unit</u>	<u>Total Assessment Units</u>	<u>% of Residential Assessment</u>	<u>% of District Assessment</u>
Single Family Lots	57	1.0	57	100.0	100.0
Total Assessment Residential			57		100.0

Annual Maintenance Costs - Open Space Lots = \$7,367.52

$$\text{Cost Per EDU} = \frac{\$7,367.52}{57} = \$129.25 = \text{Assessment for Single Family Lot}$$

SMR:ljr:yc:pat

(B12:USMD.15)

BONITA HACIENDAS

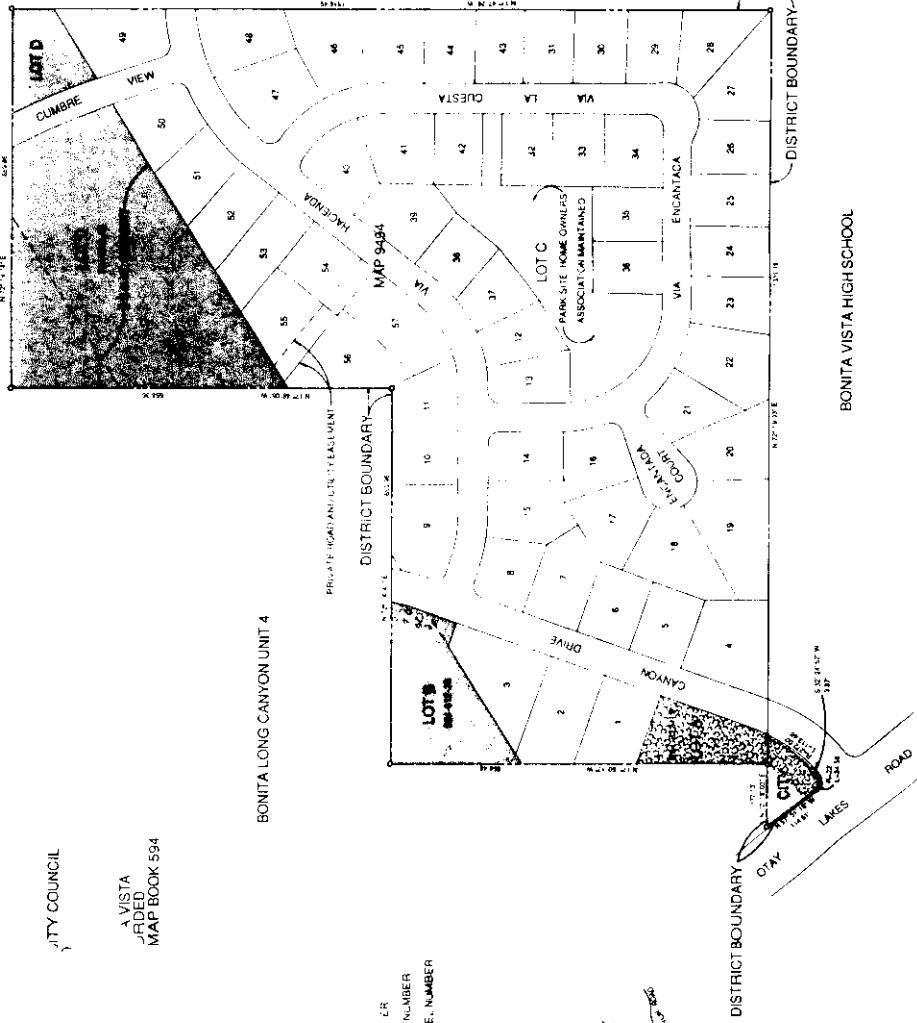
PROPOSED OPEN SPACE MAINTENANCE DISTRICT NO. 15

	<u>SIZE</u>	<u>TYPE</u>	<u>DESCRIPTION</u>
LOT "A" AREA	18,295 sq. ft.	Green Belt	Planted/Irrigated
ENTRY AREA NEAR LOT "A"	4,027 sq. ft.	Green Belt	Planted/Irrigated
	4,200 sq. ft.	Open Space	Natural
LOT "B"	41,817 sq. ft.	Open Space	Natural
LOT "D"	172,933 sq. ft.	Open Space	Natural

MAINTENANCE COST ESTIMATES

LOTS "A", ENTRY AREA	22,322 sq. ft. x \$.20 sq. ft./yr.	\$4,464.40
	4,700 sq. ft. x \$.01	47.00
LOTS "B", "D"	214,750 sq. ft. x 03% Area Adjacent to Streets = 6,442 sq. ft.	
	6,442 sq. ft. x \$.12 sq. ft./yr.	773.04
	Net Area 208,308 sq. ft. x \$.01	2,083.08
		-----
	TOTAL COST PER YEAR	\$7,367.52
	COST PER UNIT PER YEAR, —:57	\$129.25
	COST PER UNIT PER MONTH, —:12	\$10.77

OPEN SPACE MAINTENANCE  
 DISTRICT NO. 15 OF  
 THE CITY OF CHULA VISTA



GD  
 CIVIL & ENVIRONMENTAL  
 ENGINEERS, INC.  
 12345 Market Street, Suite 100  
 San Diego, CA 92101  
 Tel: (619) 594-1234  
 Fax: (619) 594-5678

APPROVED BY: \_\_\_\_\_  
 PAPER REPRESENTATIVE/OWNER

CITY COUNCIL  
 CHULA VISTA  
 FIELD  
 MAP BOOK 594

LOT  
 NUMBER  
 E. NUMBER

DATE	BY	SCALE	PROJECT	W.D. NO.	CS 218
CITY OF CHULA VISTA ENGINEERING DEPARTMENT			PROJECT NO.		
BONITA HACIENDAS OPEN SPACE MAP			SUBMITTED BY		
			APPROVED BY		
			CITY ENGINEER		
			SENIOR CIVIL ENGINEER		
			DATE PREPARED		
			DATE OF REVISION		
			R.U. No. 1362		

COUNCIL AGENDA STATEMENT

Item 23

Meeting Date 10/14/86

ITEM TITLE: Public hearing to form Chula Vista Open Space Maintenance District No. 15, Bonita Haciendas

- a. Resolution Accepting Grant Deed for Lots "A," "B," and "D" of Bonita Haciendas for open space purposes
- b. Resolution <sup>12773</sup> Establishing Open Space Maintenance District No. 15

SUBMITTED BY: Director of Public Works/City Engineer 

REVIEWED BY: City Manager  (4/5ths Vote: Yes      No X)

McMillin Development, Inc., a partner of the Bonita Long Canyon Partnership, has petitioned the City for the formation of an open space maintenance district in accordance with the criteria contained in the Municipal Code.

On September 23, 1986, the City Council set October 14, 1986, as the date for a public hearing on the proposed formation of Open Space Maintenance District No. 15.

RECOMMENDATION: That Council:

1. Conduct the public hearing.
2. Adopt a resolution accepting the grant deed for Lots A, B, and D of Bonita Haciendas for open space purposes.
3. Adopt a resolution forming Open Space Maintenance District No. 15.

BOARDS/COMMISSIONS RECOMMENDATION: The Planning Commission adopted a resolution PCS 78-2A on September 17, 1986, recommending the formation of an open space maintenance district for Bonita Haciendas Subdivision.

DISCUSSION:

The Tentative and Final Subdivision Maps for Bonita Haciendas were approved by the City Council with the understanding that open space lots "A" through "D" inclusive would be owned and maintained by the Homeowners Association. After the original developers went bankrupt, Bonita Long Canyon Partnership purchased the property and has submitted a letter of petition requesting the formation of an open space maintenance district. Bonita Long Canyon Partnership has submitted a grant deed to the City conveying ownership of Lots "A," "B," and "D" of Bonita Haciendas to the City for public open space

lots. Lot "C" will be a private mini-park maintained by the Homeowners Association. Staff recommends that the City Council accept title to these three lots for open space purposes concurrent with the resolution forming Open Space Maintenance District No. 15.

The boundary for the originally proposed open space district was the subdivision boundary of Bonita Haciendas, Chula Vista Tract No. 78-2 as shown on Map No. 9494. The Parks and Recreation Department has recommended that the boundary of the proposed district be modified to include the lot on the northerly corner of Otay Lakes Road and Canyon Drive. This lot was acquired by the City in conjunction with the dedication of Canyon Drive and approval of the Final Map for Bonita Haciendas. The subject lot is adjacent to Lot "A" of Bonita Haciendas. The irrigation systems of both lots are served by a common meter, thus making it difficult to maintain the lots separately. Attachment "A" shows the proposed boundary of the Open Space District as modified. Inclusion of the subject lot is expected to add approximately \$15.00 per year to the assessment for each lot.

The Municipal Code allows the City Council to modify the boundaries of the proposed district at the public hearing. Bonita Long Canyon Partnership as the owner of the properties involved has waived the right to be notified 15 days prior to the public hearing in which the boundaries are to be modified.

There will be 57 benefiting properties on the assessment rolls within the proposed district. The estimated annual maintenance cost to be assessed each property is approximately \$129. Attachment "B" indicates the allocation of costs for each lot as shown on Map No. 9494. Total annual maintenance costs for Bonita Haciendas are estimated at \$7,368 per year (see Attachment "C"). The proposed total of all open space lots to be maintained by the City is about 5.55 acres. Lot "D" will be maintained as natural open space. Drawing No. OSD-18 (attached) shows the proposed district and the four open space lots with the proposed landscaping.

Bonita Long Canyon Partnership is the present owner of all the assessed properties in Bonita Haciendas. The responsibility for paying the open space maintenance assessment will be conveyed with each of the benefiting properties as those properties are sold. These assessments will need to be adjusted each year based on increased maintenance contract bids.

All of the landscaping has been installed and maintained for the one-year maintenance period and has been accepted by the City's Landscape Architect.

FISCAL IMPACT: None.

SMR:fp/OS-016  
WPC 2351E

*Approved*  
*10-14-86*