

RESOLUTION NO. 12752

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA ACCEPTING PRELIMINARY REPORT AND
DECLARING INTENTION TO FORM OPEN SPACE
MAINTENANCE DISTRICT NO. 15 - BONITA HACIENDAS

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

WHEREAS, McMillin Development, Inc., developer of Bonita
Haciendas, submitted letters of petition on June 12 and
August 19, 1986, requesting formation of an open space
maintenance district in Bonita Haciendas in accordance with
Chapter 17.08 of the Chula Vista Municipal Code, and

WHEREAS, the City Council is required to adopt a
resolution of intention to form the district in order to satisfy
the procedural requirements for such district, and

WHEREAS, the preliminary report was submitted by the
City Engineer for the cost of maintaining the open space district
and a preliminary estimate for the assessment to be charged for
each parcel.

NOW, THEREFORE, BE IT RESOLVED that the City Council of
the City of Chula Vista does hereby accept the report for the
formation of Open Space District No. 15 and proposes and intends
to establish an open space maintenance district to pay the costs
of maintaining natural open space, green belt and slopes along
major and collector roads, parkways within the public rights of
way adjacent to open space lots, including the maintenance of all
trees, shrubs, plants, etc., planted or placed within said open
space area designated in exhibit "A", attached hereto and
incorporated herein by reference as if set forth in full in
accordance with the provisions of Ordinance No. 1400 establishing
procedures for the acquisition, development and maintenance of
open space, known as the Chula Vista Open Space District
Procedural Ordinance of 1972, and as such may be amended.

Section 1

DESCRIPTION OF MAINTENANCE

The proposed maintenance consists in general of the
following:

- (a) Irrigation

- (b) Fertilization
- (c) Removal of weeds, trash and litter
- (d) Pruning of trees and shrubs
- (e) Replacement of dead or diseased trees and shrubs
- (f) Repair of equipment and facilities
- (g) Weed abatement

Section 2

DESCRIPTION OF MAINTENANCE

The maintenance district is that as described in Exhibit "A" attached hereto and incorporated herein by reference as if set forth in full.

Section 3

ASSESSMENT OF COST AND EXPENSE

It is proposed to assess the total amount of the maintenance cost of the district after establishment, plus the incidental expenses thereto, to all of the real property within the district, in conformance with the provisions of the Chula Vista Open Space District Procedural Ordinance of 1972, in proportion to the estimated benefits from the maintenance to be received by the individual parcels of real property. The Council may order a portion of the cost of maintenance to be paid by the City from appropriate funds. The anticipated annual maintenance cost is estimated at \$6,515.12.

The initial assessment for Chula Vista Open Space District No. 15 will be approximately \$114 for each dwelling unit.

A statement of the proposed assessment and the procedure thereby to be levied against the lots or parcels is on file in the office of the City Engineer for public inspection.

Section 4

TIME AND PLACE OF HEARING

NOTICE IS HEREBY GIVEN that Tuesday, October 14, 1986 at 7:00 p.m. in the Council Chambers of City Hall, 276 Fourth Avenue, Chula Vista, California, is the day, hour and place for the hearing when any person interested may object to the proposed maintenance or the amount of the assessment, or increasing the limits for the district. Failure to make objections at that time shall be deemed to be a waiver of all objections and shall operate as a bar for any claim for damages.

Such protest, if any, must be in writing and must contain a description of the property in which each signer thereof is interested, sufficient to identify the same, and shall be delivered to and filed with the City Clerk at a time no later than the hour set forth for the hearing.

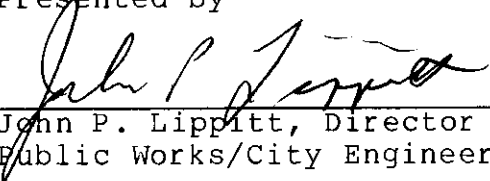
Section 5

PUBLICATION OF NOTICE

The City Clerk of the City of Chula Vista is directed to cause a notice, entitled "Notice of Formation of Open Space Maintenance District No. 15", to be published at least ten days before the date of the hearing in the Chula Vista Star News.

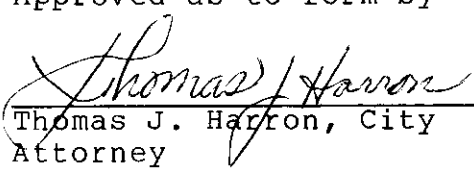
The City Clerk is directed to mail a copy of such notice, postage prepaid, to all persons owning real property proposed to be assessed whose names and addresses appear on the least equalized County Assessment Roll, all in the manner provided for in the Chula Vista Open Space District Procedural Ordinance of 1972.

Presented by



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

Approved as to form by



Thomas J. Harron, City
Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, this 23rd day of September

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

AYES: Councilmembers Moore, Campbell, McCandliss
NAYES: Councilmembers None
ABSTAIN: Councilmembers None
ABSENT: Councilmembers Malcolm, Cox

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. 12752, and that the same has not been amended or repealed.

DATED _____



City Clerk

BONITA HACIENDAS

CHULA VISTA TRACT NO. 78-2

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

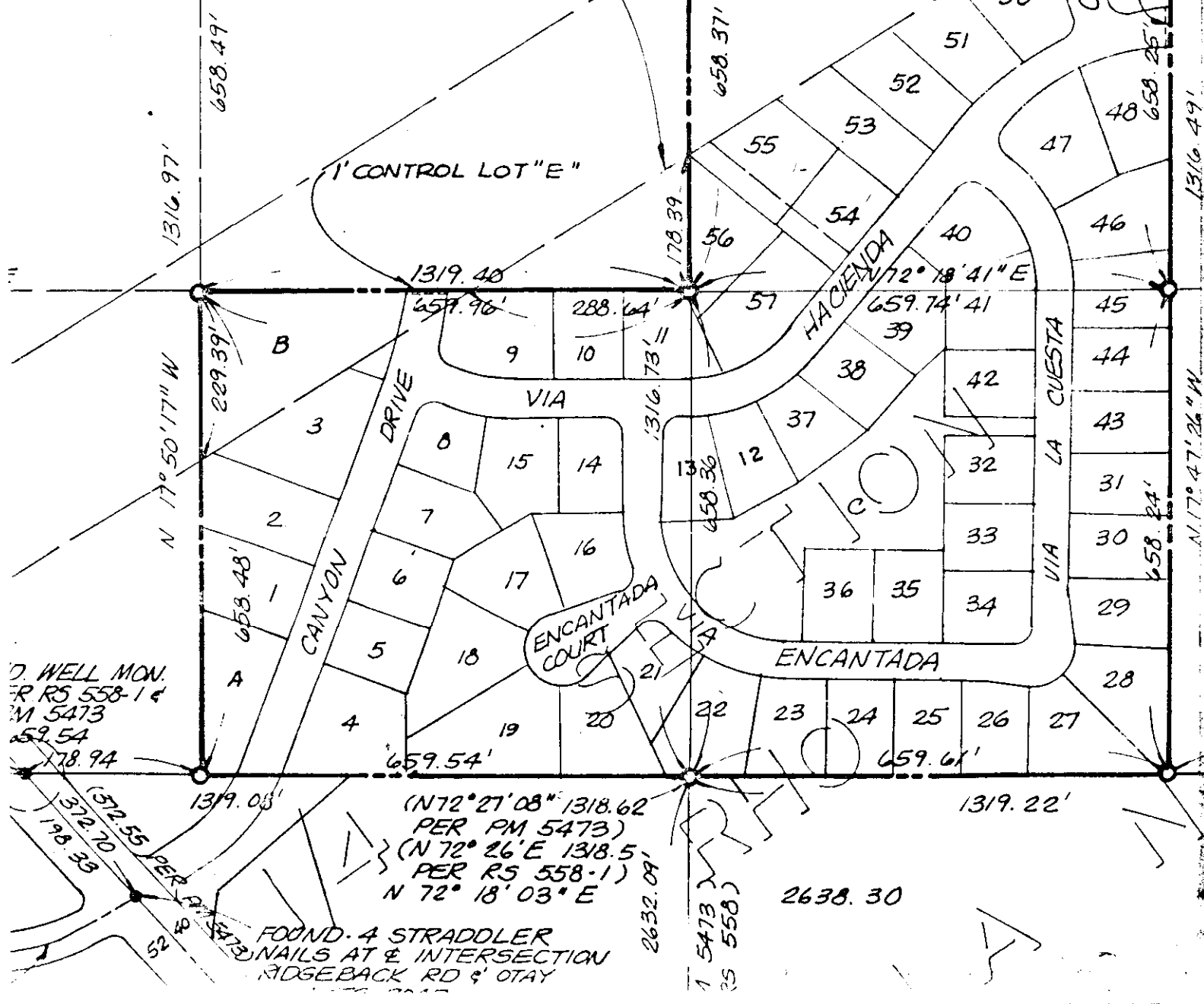
1/4 SEC 19

3 1319.72
(1320.42 PER MAP 7933)
(1320 PER MAP 815)
MAP 7933)
3 PER MAP 7933)

1319.72
(1319.53 PER M...)
(1319.1 PER M...)

34
PER MAP
P. LS 3035
7933
R RS 558-1

UTILITY EASEMENT TO SAN
DIEGO GAS & ELECTRIC CO.
REC'D SEPT 26, 1958 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.
PER RS 558-1 &
PM 5473
59.54
78.94

(N72°21'08"E 1318.62
PER PM 5473)
(N 72° 26' E 138.5'
PER RS 558-1)
N 72° 18' 03" E

FOUND 4 STRADDLER
NAILS AT E INTERSECTION
RIDGEBACK RD & OTAY

1 5473
(RS 558)

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 = \$6,515.12

$$\text{Cost Per EDU} = \frac{\$6,515.12}{57} = \$114.30 = \text{Assessment for Single Family Lot}$$

SMR:ljr:yc

(B12:OSMD.15)

BONITA HACIENDAS

PROPOSED OPEN SPACE MAINTENANCE DISTRICT NO. 15

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

MAINTENANCE COST ESTIMATES

LOT "A"	18,295 sq. ft. X 20¢ sq. ft./yr.	\$3,659.00
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¢	<u>2,083.08</u>
	TOTAL COST PER YEAR	\$6,515.12
	COST PER UNIT PER YEAR, + 57	\$114.30
	COST PER UNIT PER MONTH, + 12	9.53

ATTACHMENT—"C"

GMR/sq
8/19/86

RESOLUTION NO. PCS-78-2A

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL THE
FORMATION OF AN OPEN SPACE MAINTENANCE DISTRICT

WHEREAS, McMillin Development submitted letters of petition on June 12, 1986, and August 19, 1986, requesting the formation of an open space maintenance district for three lots designated as open space lots "A", "B" and "D" on Map No. 9494, the final subdivision map for Bonita Haciendas.

WHEREAS, the Planning Commission set the time and place for consideration of the request, namely 7:00 p.m., September 17, 1986, in the Council Chambers, 276 Fourth Avenue, and

WHEREAS, the Commission found that the lots conform to the criteria contained in Section 17.08.020C of the Municipal Code relating to properties appropriate for inclusion within an open space maintenance district, and that the public interest and convenience require the formation of an open space maintenance district to maintain these lots.

NOW, THEREFORE, BE IT RESOLVED THAT FROM THE FACTS PRESENTED, THE PLANNING COMMISSION recommends that the City Council adopt a resolution to form Open Space Maintenance District No. 15 in accordance with Attachments "A", "B" and "C" attached hereto and made a part hereof.

That a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 17th day of September, 1986, by the following vote, to-wit:

AYES: Commissioners Carson, Tugenberg, Green, Guiles, Shipe, Cannon and Grasser

NOES: None

ABSENT: None

Thomas L. Shipe, Chairman

ATTEST:

Ruth M. Smith, Secretary

WPC 1595P/3158P

Attachment "B"

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 Bonita Haciendas
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Residential Units 100%

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SMR:ljr:yc

(B12:OSMD.15)

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ATTACHMENT—"C"

GMR/sg
8/19/86

CENTRAL

Bonita Long Canyon

PROJECT AREA

R-10-N

R-1-IO-P

P-C

C-C-P

P-C

R-1

P-C

TELEGRAPH CANYON RD

OTAY LAKES RD



800' 1600'

NORTH

LOCATOR