

RESOLUTION NO. 13725

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING PRELIMINARY REPORT AND DECLARING THE CITY'S INTENTION TO ESTABLISH CHULA VISTA OPEN SPACE DISTRICT NO. 18 (RANCHO DEL SUR) AND SETTING THE TIME AND PLACE FOR HEARING THEREON

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

WHEREAS, the developer of Rancho Del Sur Subdivision has submitted a petition for the formation of an Open Space Maintenance District in accordance with Chapter 17.08 of the Chula Vista Municipal Code, and

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

WHEREAS, on July 27, 1988, the preliminary report was submitted to the City Planning Commission pursuant to Chula Vista Municipal Code Section 17.08.150 and the Planning Commission recommended formation of an open space maintenance district for Rancho Del Sur Subdivision by its Resolution PCS-87-8A, and

WHEREAS, said preliminary report has been presented to the City Council for consideration.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby accept the preliminary report for the formation of Open Space District No. 18 and determines that the public interest and convenience require the formation of an open space district.

BE IT FURTHER RESOLVED that the City Council declares its intention to form a district pursuant to the provisions of Chapter 17.08 of the Chula Vista Municipal Code for maintenance of open space lots within the subdivision with the exception of Lot "K", landscaped medians and parkway in Medical Center Drive and East Naples Street as set forth on Exhibit "A", attached hereto and incorporated herein by this reference as if fully set forth herein as follows:

SECTION 1

DESCRIPTION OF MAINTENANCE

The proposed maintenance of Open Space District No. 18 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
- (h) Erosion repair
- (i) Maintenance and ornamental light costs for entry monumentation and decorative sidewalks at the intersections of Medical Center Drive with Telegraph Canyon Road and East Naples Street.
- (j) Stucco "Community Theme" walls

SECTION 2

ASSESSMENT OF COST AND EXPENSE

The initial assessment of Chula Vista Open Space District No. 18 will be \$291.18. In the event an assessment should be levied, said assessment per dwelling unit will be adjusted every year to reflect the changes in the actual number of dwelling units and additional maintenance costs.

SECTION 3

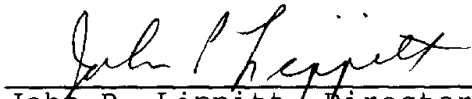
TIME AND PLACE OF HEARING

Notice is hereby given that Tuesday, September 6, 1988 at 4:00 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 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.

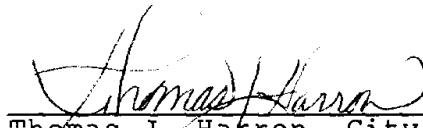
BE IT FURTHER RESOLVED that the City Clerk is directed to advertise the public hearing and mail notices of the hearing to affected persons in accordance with Sections 17.08.180 and 17.08.190 of the Chula Vista Municipal Code.

Presented by

Approved as to form by



John P. Lippitt, Director of
Public Works



Thomas J. Harron, City Attorney

3535a

13725

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

MUL, STA, CALIFORNIA, this 9th day of August

88, by the following vote, to-wit:

YES: Councilmembers Moore, McCandliss, Nader, Cox
AYES: Councilmembers None
SUSTAIN: Councilmembers None
SENT: Councilmembers Cox

Gregory R. Cox
Mayor of the City of Chula Vista

TEST Jennie M. Fulasz
City Clerk

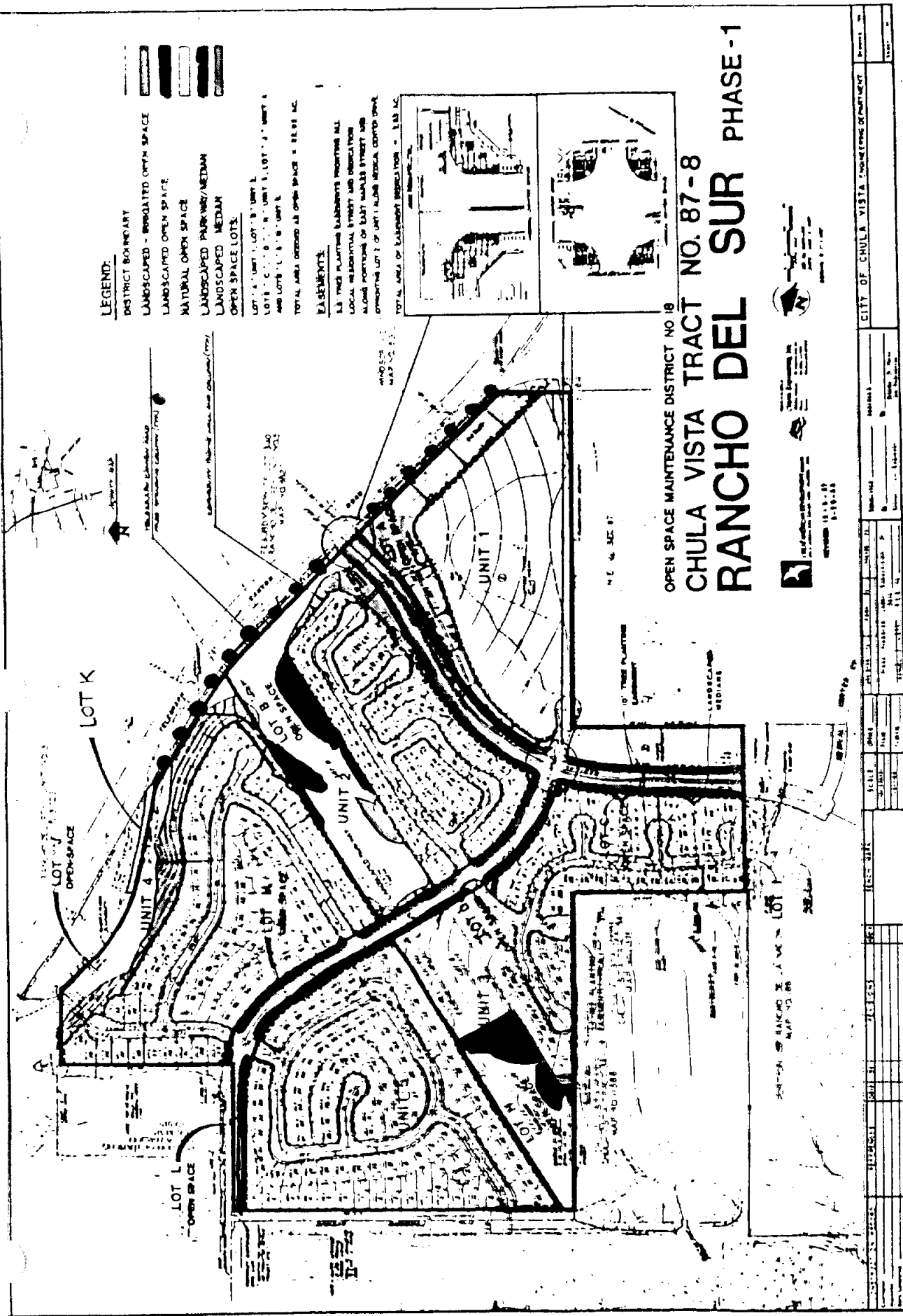
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 13725, and that the same has not been amended or repealed.

TED _____



City Clerk



FOXBORO AVENUE

PARCEL MAP
NO. 5944

PORTION OF RANCHO
DE LA NACION PER
MAP NO. 815

SCALE 1" = 200'

640-C/1247

640-07-29

640-07-31

LOT K
RANCHO DEL REY
UNIT NO. 5
MAP NO. 8723

EXHIBIT 'A'
RANCHO DEL SUR PHASE I

RE: SUBDIVISION OF
LOT 340 RANCHO DEL
REY UNIT NO. 5
MAP NO. 8827

WINDSOR VIEWS
MAP NO. 8312

UNIT 1

LOT A

LOT 1

NE 1/4 SEC 67

SUBDIVISION BOUNDARY

OF TREE PLANTING
CLASSMENT

LANDSCAPED MEDIAN

CHULA VISTA

COUNTY OF SAN DIEGO

MEDICAL

STREET

SITE

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

UNIT 11

UNIT 12

UNIT 13

UNIT 14

UNIT 15

UNIT 16

UNIT 17

UNIT 18

UNIT 19

UNIT 20

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UNIT 53

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UNIT 55

UNIT 56

UNIT 57

UNIT 58

UNIT 59

UNIT 60

UNIT 61

UNIT 62

UNIT 63

UNIT 64

**EXHIBIT B
SUNBOW - PHASE I
ANNUAL MAINTENANCE AND OPERATION COST ESTIMATE**

| | AREA SF-AC | COST SF/MTH | MONTHLY MAINT. COST |
|--|------------------------|----------------|------------------------|
| PARKWAY AND MEDIAN LANDSCAPE | 132,424 (3.0 AC) | .0221/S.F./MTH | \$2,927.00 |
| HYDROSEED LANDSCAPE | 96,906 S.F. (2.20 AC) | .0025/S.F./MTH | \$ 242.00 |
| UNDISTURBED NATIVE LANDSCAPE | 699,090 S.F. (16.0 AC) | .002/S.F./MTH | \$1,398.00 |
| NATIVE-NATURALIZED LANDSCAPE | 516,334 S.F. (11.0 AC) | .008/S.F./MTH | \$4,131.00 |
| ANNUAL LANDSCAPE MAINTNENANCE AND IRRIGATION COST (32.2 ACRES) | | | \$104,376.00 |
| ANNUAL LANDSCAPE UTILITY COST | | | \$ 780.00 |
| INTERSECTION MONUMENTATION, EMBOSSED PAVING, COMMUNITY THEME WALLS AND COLUMNS LUMP SUM | | | \$ 1,500.00 |
| CONTINGENCY | | | \$ 250.00 |
| ESTIMATED ANNUAL ADMINISTRATIVE COST | | | \$ 5,200.00 |
| ESTIMATED TOTAL ANNUAL COST | | | \$112,106.00 |

EXHIBIT "C"

| <u>Estimated Annual Assessment</u> | | | | |
|------------------------------------|-----------------------------------|-----------------------------|--------------------------------|-----------------------------|
| <u>Residential</u> | <u>Unit Factor</u> | <u>Units</u> | <u>Assessment Per Unit</u> | <u>Assessment Total</u> |
| 285 SFD | 1.0 | 285 | 291.18 | \$82,988.00 |
| 200 Apt (Lot 1) | 0.5 | 100 | 291.18 | 29,118.00 |
| <hr/> | | | | |
| <u>Commercial</u> | <u>Assessment Unit Factor</u> | <u>Assessment Units</u> | <u>Assessment Per Unit</u> | <u>Assessment Total</u> |
| Lot 2 (2.55 acres) | 0 | 0 | \$ 0 | \$ 0 |
| <hr/> | | | | |
| | | 385 | | \$112,106 |

Annual Maintenance Cost \$112,106 = \$291.18 per unit per year
Number of Assessment Units 385

WPC 3580E

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

Re: approving prelim. report and declaring the
city's intention to establish CV Open Space
District No. 18 (Rancho Del Sur) and setting
the public hearing time and place

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

I, Mary Chavez, being duly sworn, say that I am a citizen of the United States, over 18 years of age, a resident of San Diego County and not interested in the above-mentioned matter.

That I mailed a copy of the attached notice by placing a true copy thereof in the United States Mail at Chula Vista, California, postage prepaid, on the 22nd day of August 1988, addressed to the following persons:

Name

Address

see attached mailing list

Mary Chavez
Signature

Subscribed and sworn to before me
this 22nd day of August,
1988.

Sennie M. Julasz
Notary Public in and for the County of
San Diego, State of California.
City Clerk