

RESOLUTION NO. 8460

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADDING TERRITORY TO CHULA VISTA OPEN SPACE DISTRICT NO. 5 AND CONFIRMING THE ASSESSMENT THEREOF

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

WHEREAS, the City Council has heretofore adopted Resolution No. 7849 on August 5, 1975 ordering the formation of Chula Vista Open Space District No. 5 (South Bay Villas Subdivision) and confirming the assessment thereof, and

WHEREAS, certain additional lots have now been included as South Bay Villas Unit No. 2 requiring the addition of approximately eight lots to the Open Space District, and

WHEREAS, said addition is deemed to be insubstantial and no protests are foreseen, therefore, the public hearing requirement for such addition of territory is hereby waived.

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

1. That certain open space as shown on Exhibit "A", attached hereto and incorporated herein by reference as if set forth fully, be, and the same is hereby added to Chula Vista Open Space District No. 5 as established by Resolution No. 7849.
2. The maintenance described in Resolution No. 7813 is hereby ordered performed and the assessment of costs and expenses, as more particularly described in Exhibit "B", attached hereto and incorporated herein by reference as if set forth fully, is hereby confirmed and approved.
3. 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 County Recorder of San Diego County.

Presented by

Approved as to form by

*W. J. Robens*

W. J. Robens, Director of Public Works

*George D. Lindberg*

George D. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA, this 4th day of January

, by the following vote, to-wit:

Councilmen Hobel, Hyde, Cox, Scott, Egdahl

Councilmen None

Councilmen None

Councilmen None

Frank A. Scott  
Mayor of the City of Chula Vista

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\_\_\_\_\_, and that the same has not been amended or repealed.

WITNESSED \_\_\_\_\_

(seal)

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

Return To:

2142

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

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Presented by

Approved as to form by

/s/ W. J. Robens  
W. J. Robens, Director of Public Works

*George D. Lindberg*  
George D. Lindberg, City Attorney

FILE/PAGE NO. **77-010689**

BOOK 1977  
RECORDED REQUEST OF

*Chula Vista* CITY CLERK

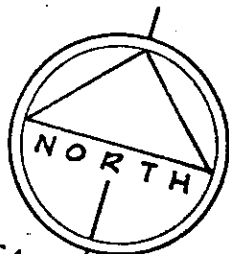
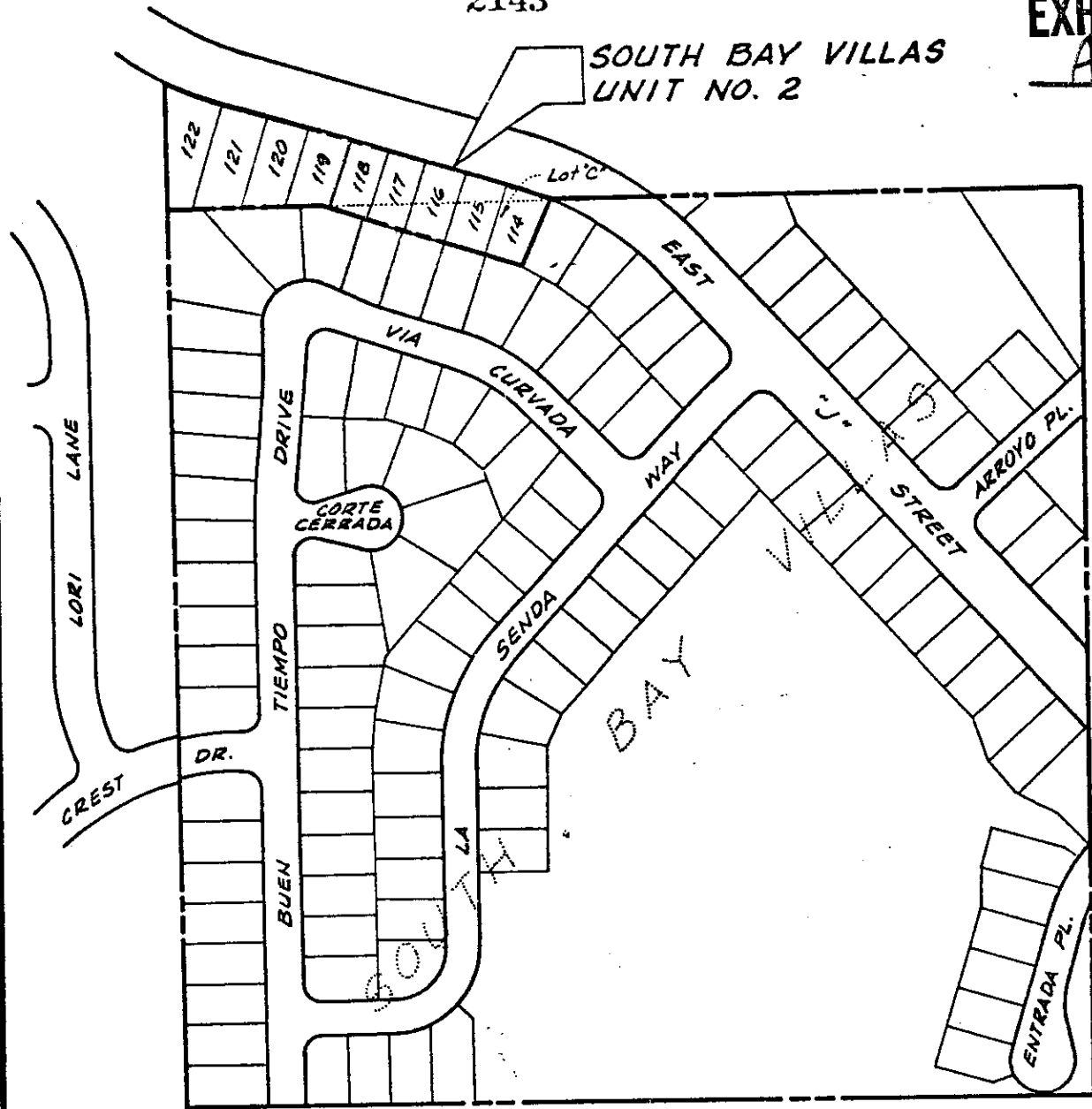
JAN 11 3 47 PM '77

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. BLOOM  
RECORDER

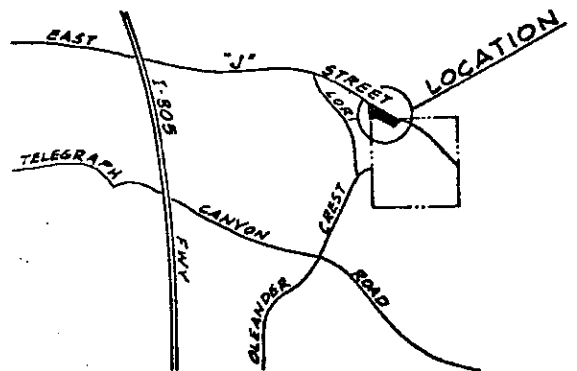
NO FEE

A

SOUTH BAY VILLAS  
UNIT NO. 2



SCALE 1" = 200'



VICINITY MAP  
NO SCALE

DRAWN BY  
J. Hardesty

DATE  
16 Dec. 76

TITLE  
ADDITION TO  
OPEN SPACE DISTRICT NO. 5

MAINTENANCE COSTS  
OPEN SPACE DISTRICT #5  
INCLUDING ADDITIONAL TERRITORY  
EXHIBIT "B"

The following cost estimates are based upon the acceptable standard of maintenance for the landscaped slopes in Lot "A" and "B" of South Bay Villas Subdivision.

The landscaping and irrigation system shall be maintained and guaranteed by the subdivider for a period of one year after acceptance by the City Landscape Architect:

551,557 sq. ft. @ \$0.017 per sq. ft. per yr. = \$9,420

\$9,420 ÷ 127 units (per unit cost per year) = \$74.16

\$74.16 ÷ 12 month (per unit cost per month) = \$6.18

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

LA VISTA, CALIFORNIA, this 4th day of January

, by the following vote, to-wit:

FOR: Councilmen Hobel, Hyde, Cox, Scott, Egdahl

AGAINST: Councilmen None

ABSTAIN: Councilmen None

PRESENT: Councilmen None

/s/ Frank A. Scott

Mayor of the City of Chula Vista

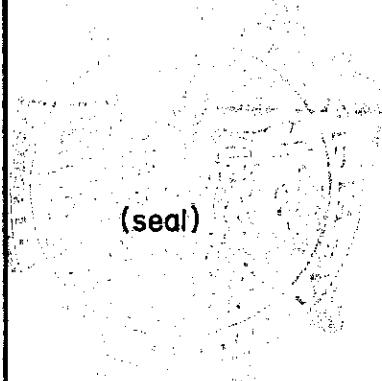
TESTED /s/ Jennie M. Fulasz

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,  
HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
Resolution No. 8460, and that the same has not been amended or repealed.

DATED January 10, 1977



(seal)

Jennie M Fulasz  
City Clerk

CITY OF CHULA VISTA  
COUNCIL AGENDA STATEMENT

ITEM NO. 10

FOR MEETING OF: 1/4/77

ITEM TITLE: Resolution 8460: Ordering the Addition of South Bay Villas Unit #2 to Open Space District Unit #5 and Approving Spread of Assessments

SUBMITTED BY: Director of Public Works/City Engineer *WJW*

ITEM EXPLANATION:

On April 27, 1976, the tentative map for South Bay Villas Unit No. 2 was approved by Council Resolution No. 8134. The approval of said map was subject to several conditions. One of these conditions is that the subdivision be included within the boundaries of Open Space District No. 5 of the City of Chula Vista. This district was approved by Council Resolution No. 7489 on August 5, 1975 and recorded at the office of the County Recorder on August 8, 1975 as File No. 75-210377.

The assessment diagram and roll have been revised to reflect the addition of South Bay Villas Unit No. 2 to Chula Vista Open Space District No. 5 and are on file in the office of the Director of Public Works. Currently this district consists of 119 lots, assessed at a rate of \$74.16 per lot per tax year. The estimated cost for maintenance of said district is \$8825 per year.

South Bay Villas Unit #2 Subdivision consists of 9 lots. Lot C of South Bay Villas Unit #1, which is presently included within Open Space District #5, makes up a portion of these 9 lots within Unit #2. Therefore, there are actually 8 lots which are to be added to Chula Vista Open Space District #5. With the addition of the 8 lots to the open space district, the Director of Parks & Recreation and Director of Public Works are recommending that the present assessment of \$74.16 per lot per tax year not be changed. The additional assessment of \$593.28 will offset the increase in costs of maintaining the district due to inflationary factors at the time the City

EXHIBITS ATTACHED (~~cont'd on supplemental page~~)

Agreement \_\_\_\_\_ Resolution X Ordinance \_\_\_\_\_ Plat X Other \_\_\_\_\_

Environmental Document: Attached \_\_\_\_\_ Submitted on \_\_\_\_\_

STAFF RECOMMENDATION:

1. City Council order the addition of South Bay Villas Unit #2 to Chula Vista Open Space District #5.
2. City Council approve the spread of assessments to be \$74.16 per parcel.

BOARD/COMMISSION RECOMMENDATION:

A P P R O V E D

by the  
City Council  
of

COUNCIL ACTION:

Chula Vista, California

Dated January 4, 1977

assumes the maintenance of the district, 1-2 years from now. There is no significant change in the areas to be maintained by the district.

In accordance with the Chula Vista Municipal Code, Chapter 17.08, the City Council shall adopt a resolution briefly describing the changes to be made. Since the area within Open Space District #5 is undeveloped and is under the ownership of one person, the City Attorney has determined that a public hearing is not required, which is in accordance with Section 17.08.390B of the Chula Vista Municipal Code. The resolution may describe the changes by referring to the plans, assessment, diagrams, and estimated cost on file in the office of the Department of Public Works.

It is requested that Council adopt said resolution in order for Cemland Development, developers of South Bay Villas, Unit #2 to comply with all their required conditions of approval of the tentative map.

A transparency is available for Council viewing.