

RESOLUTION NO. 7849

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA ORDERING THE FORMATION OF CHULA VISTA
OPEN SPACE DISTRICT NO. 5 (SOUTH BAY VILLAS
SUBDIVISION) AND CONFIRMING THE ASSESSMENT THEREOF

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

WHEREAS, the notice of the time and place fixed for the
hearing of protests in the matter of the formation of Chula Vista
Open Space Maintenance District No. 5, (South Bay Villas Subdivision)
under Resolution No. 7813 adopted on July 15, 1975, having been
fully given in the manner required by law, and the legal time for
filing such protests and the time fixed for hearing thereon having
passed, and no protests in the matter have been filed.

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. 5,
the boundaries of which are described in said Resolution of Intention
No. 7813, is hereby ordered formed.
2. The maintenance described in said Resolution of Inten-
tion is hereby ordered performed.
3. The assessment of costs and expense, as set forth in
said Resolution of Intention and as more particularly described in
Exhibit "A", attached hereto and incorporated herein by reference
if set forth in full, 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 County Recorder of San Diego County.

Presented by

Approved as to form by

W. J. Robens

William 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 5th day of August,
1975, by the following vote, to-wit:

AYES: Councilmen Egdahl, Scott, Hamilton, Hyde
AYES: Councilmen None
PRESENT: Councilmen Hobel

Thomas D. Hamilton Jr.
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, 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 _____ and
that the same has not been amended or repealed.

DATED _____

(SEAL) _____
City Clerk

MAINTENANCE COSTS

OPEN SPACE DISTRICT #5

EXHIBIT "A"

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. @ \$0.016 per sq. ft. per yr. = \$8,825

\$8,825 ÷ 119 units (per unit cost per year) = \$74.16

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

72

Return To:

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

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Presented by

Approved as to form by

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

George D. Lindberg
George D. Lindberg, City Attorney

75-210377
FILE/PAGE NO.
BOOK 1875
RECORDED REQUEST OF
City of Chula Vista
AUG 8 1 34 PM '75
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, this 5th day of August,
1975, by the following vote, to-wit:

YES:	<i>Councilmen</i>	<u>Egdahl, Scott, Hamilton, Hyde</u>
YES:	<i>Councilmen</i>	<u>None</u>
ABSENT:	<i>Councilmen</i>	<u>Hobel</u>

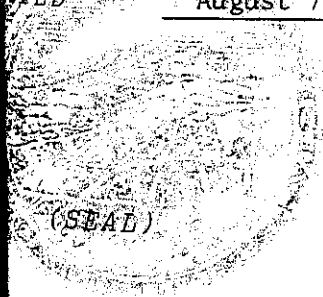
/s/ Thomas D. Hamilton, Jr.
Mayor of the City of Chula Vista

ATTEST /s/ Jennie M. Fulasz
City Clerk

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

I, JENNIE M. FULASZ, *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. 7849 *and*
that the same has not been amended or repealed.

DATED August 7, 1975



Jennie M Fulasz
City Clerk

MAINTENANCE COSTS

OPEN SPACE DISTRICT #5

EXHIBIT "A"

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.

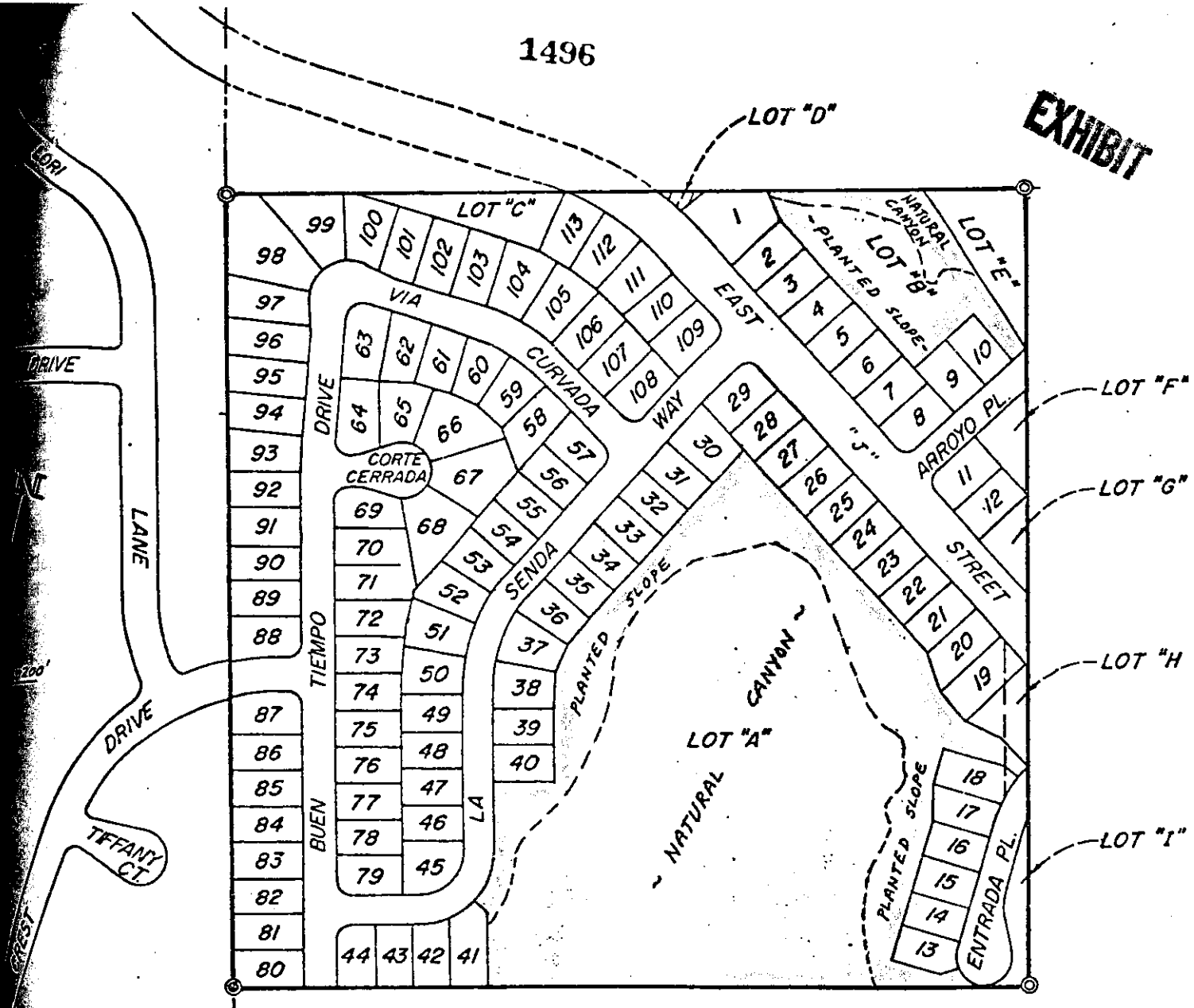
The landscaping and irrigation system shall be maintained and guaranteed by the subdivider for a period of one year after acceptance by the City Landscape Architect:

551,557 sq. ft. @ \$0.016 per sq. ft. per yr. = \$8,825

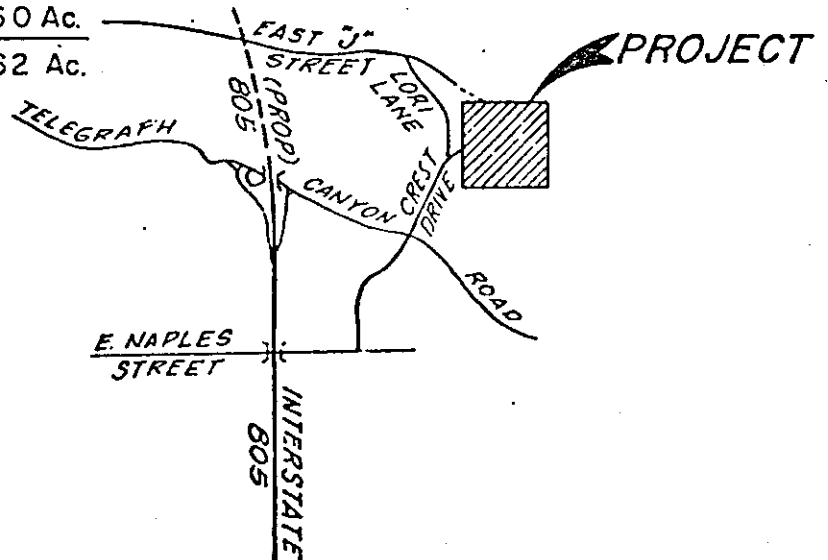
\$8,825 ÷ 119 units (per unit cost per year) = \$74.16

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

EXHIBIT



LOT A - 11.202 Ac.
 LOT B - 1.460 Ac.
 Total = 12.662 Ac.



VICINITY MAP
 NO SCALE

OPEN
 SPACE
 DISTRICT
 NO. 5

1496

CITY OF CHULA VISTA
COUNCIL AGENDA STATEMENT

ITEM NO. 4ab

FOR MEETING OF: 8/5/75

ITEM TITLE: ^{#7849-} Public Hearing/Resolution - Ordering Formation of Open Space District No. 5 of the City of Chula Vista and Approving Spread of Assessments

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

ITEM EXPLANATION:

The City Council, on July 15, 1975, by Resolution No. 7813, declared the intention to form Open Space District No. 5 of the City of Chula Vista and set the date of August 5, 1975 for a public hearing to hear protests in the formation of this district.

The boundary of the district is the same as the subdivision boundary for South Bay Villas Subdivision. The areas to be maintained by the district are all of Lots "A" and "B" of South Bay Villas.

The estimated annual maintenance cost is \$8,825. The assessments have been spread equally among the parcels lying within the district and the assessment for each parcel is \$74.16 annually. Parcel "D" is not assessed.

transparency is available for Council viewing.

EXHIBITS ATTACHED

Agreement _____ Resolution XX Ordinance _____ Plat X Other _____

Environmental Document: Attached _____ Submitted on _____

STAFF RECOMMENDATION:

- City Council conduct public hearing.
- City Council order the formation of Open Space District No. 5 of the City of Chula Vista.
- City Council approve the spread of assessments. Assessment to be \$74.16 per parcel of South Bay Villas Subdivision excepting Parcel "D".

BOARD/COMMISSION RECOMMENDATION:

Planning Commission recommended on June 25, 1975 that the City Council approve a resolution establishing ^{APPROVED} Open Space District No. 5. by the

City Council
of

Chula Vista, California

Dated 8-5-75

CITY OF CHULA VISTA
COUNCIL AGENDA STATEMENT

4ab

C8ya

ITEM NO. 11a

FOR MEETING OF: 7/15/75

TITLE: Considering Report for the Formation of Chula Vista Open Space District #5

MITTED BY: Director of Public Works/City Engineer

WJW

EXPLANATION:

May 29, 1975, Mr. James R. Shattuck, President of Shattuck Construction, the developer of South Bay Villas Subdivision, submitted a petition for the formation of an open space district in accordance with Section 17.08 of the Chula Vista Municipal Code. The contents of the petition meets the requirements of Section 17.08.110.

A preliminary report was submitted by the Director of Parks & Recreation and Director of Public Works to the City Clerk on June 13, 1975. The Planning Commission, at its meeting of June 25, 1975, considered the establishment of Open Space District #5 in South Bay Villas Subdivision and recommended the approval by the City Council.

The formation of Open Space District #5 was a condition of approval of the tentative map for South Bay Villas Subdivision. The exterior boundary of the proposed district is the same as the boundary for the subdivision.

A transparency is available for Council viewing.

EXHIBITS ATTACHED

Agreement _____ Resolution _____ Ordinance _____ Plat _____ Other Report _____

Environmental Document: Attached _____ Submitted on _____

STAFF RECOMMENDATION:

Council approve report.

BOARD/COMMISSION RECOMMENDATION:

Planning Commission recommended on June 25, 1975 that the City Council approve a resolution establishing Open Space District No. 5.

COUNCIL ACTION:

7849

EXHIBIT

LOCATOR
OPEN SPACE DISTRICT
NO. 5 - 800 THRU VILLAS



A-18



69

CITY OF SAN ANTONIO
COUNTY OF BEXAR

PCZ 74-112
40 ACRES

OPEN SPACE

VACANT (A-8)

VACANT (A-18)

(R-3)

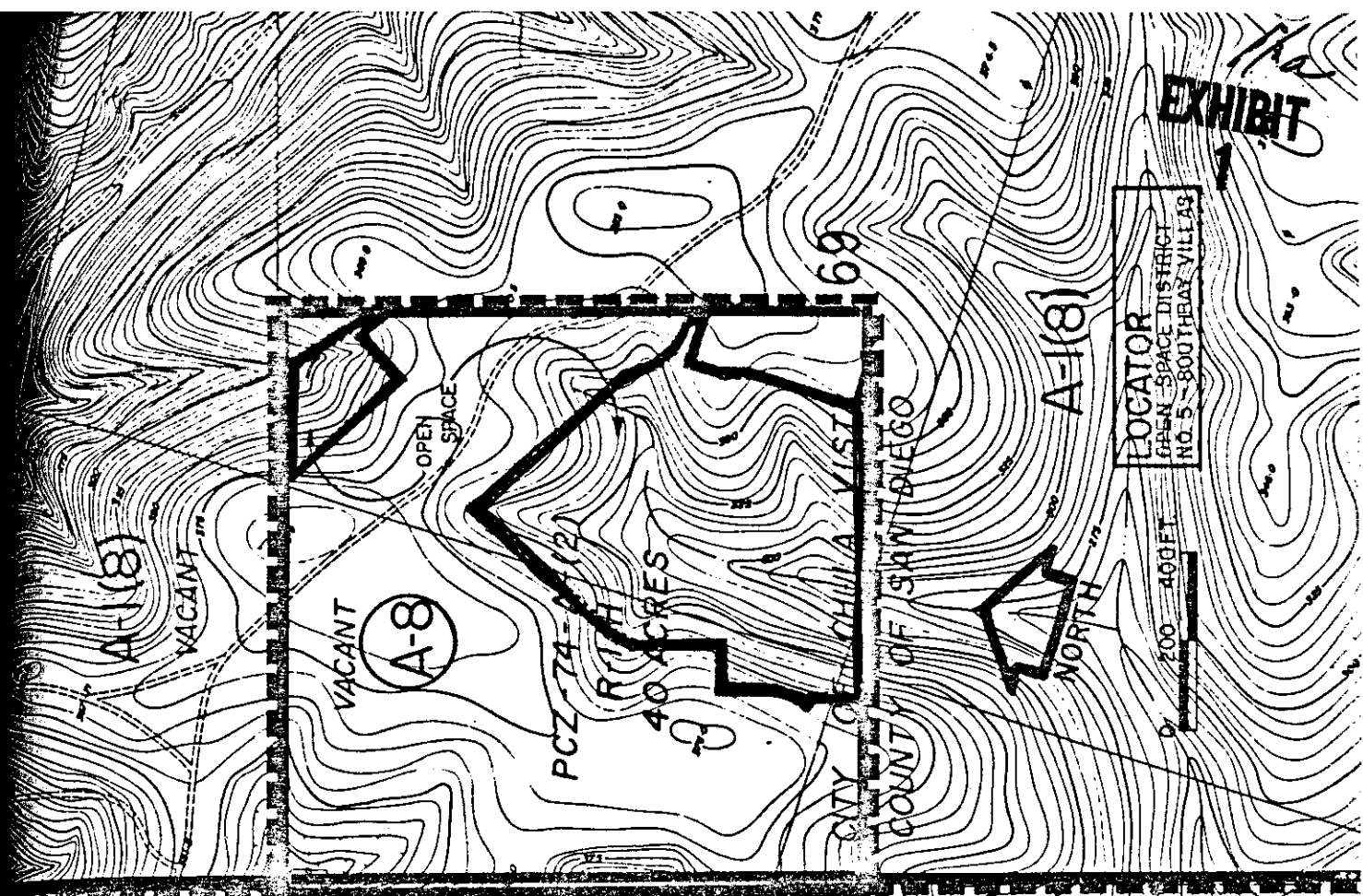
(C-C-P)

(C-C-P)

(C-C-D)

(R-3-G-P)

(R-3)



CITY OF CHULA VISTA
COUNCIL AGENDA STATEMENT

ITEM NO. 11b

FOR MEETING OF: 7/15/75

ITEM TITLE: Resolution of Intention for the Formation of Chula Vista Open Space District No. 5 and Setting Public Hearing to Hear Protests and Objections

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

EXPLANATION:

Following acceptance of the report for the formation of Open Space District #5, it is appropriate for the City Council to approve the Resolution of Intention for the formation of Open Space District #5 and set August 5, 1975 as the date for a public hearing to hear protests and objections.

EXHIBITS ATTACHED

Agreement _____ Resolution X Ordinance _____ Plat _____ Other _____

Environmental Document: Attached _____ Submitted on _____

STAFF RECOMMENDATION:

City Council approve the Resolution of Intention for the formation of Chula Vista Open Space District #5.

City Council set August 5, 1975 as the date for a public hearing to hear protests and objections to the formation of Chula Vista Open Space District #5 in accordance with Section 17.08 of the Chula Vista City Code

BOARD/COMMISSION RECOMMENDATION:

COUNCIL ACTION:

EXHIBIT ¹¹⁸

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RESOLUTION NO. 7813

(7/15/75)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DECLARING THE INTENTION TO ESTABLISH CHULA VISTA OPEN SPACE DISTRICT NO. 5, 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 City Council has heretofore directed the Director of Public Works to proceed with the necessary studies, following the submission of their preliminary report on July 15, 1975, to establish an open space maintenance district in the South Bay Villas subdivision area, and

WHEREAS, such studies have been completed and are ready to be submitted to the City Council at a public hearing to determine the desirability of establishing the Chula Vista Open Space District No. 5.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista proposes and intends to establish an open space maintenance district to pay costs of maintaining natural open space, green belt and slopes along major and collector roads, including the maintenance of all trees, shrubs, plants, etc., planted or placed within said open space area, as 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

Note: 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.

Section 2

DESCRIPTION OF MAINTENANCE DISTRICT

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 \$8,825, as shown on Exhibit "A", attached hereto and incorporated herein by reference as if set forth in full.

No assessment will be levied pursuant to the Chula Vista Open Space District Procedural Ordinance of 1972 to pay the costs of acquisition and development.

The initial assessment for Chula Vista Open Space District No. 5 will be \$6.18 per unit per month for the maintenance of slopes and natural open space within the subdivision boundary for South Bay Villas Subdivision.

The assessment per dwelling unit will be adjusted every year to reflect the changes in actual number of dwelling units and additional maintenance costs.

A statement of the proposed assessments and the procedure whereby to be levied against the lots or parcels is on file in the office of the Director of Public Works for public inspection.

Section 4

TIME AND PLACE OF HEARING

NOTICE IS HEREBY GIVEN that Tuesday, August 5, 1975, at 7:30 p.m. in the Council Chambers in the Civic Center, 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. 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 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 Maintenance District", 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 last equalized County Assessment Roll, all in the manner provided for in the Chula Vista Open Space District Procedural Ordinance of 1972.

Presented by

Approved as to form by

William J. Robens, Director of
Public Works

George D. Lindberg, City Attorney

LEGAL DESCRIPTION
OPEN SPACE DISTRICT #5

South Bay Villas, being a subdivision of the Northwest Quarter of Quarter Section 69 of the Rancho de la Nacion, in the County of San Diego, State of California, according to Map thereof No. 166 made by Morrill, on file in the office of the County Recorder of said San Diego County.

August 7, 1975

✓ Mr. Harley Bloom
County Recorder
P. O. Box 1750
San Diego, CA 92112

You will find enclosed a certified copy of Resolution No. 7849 ordering the formation of Chula Vista Open Space District No. 5 (South Bay Villas Subdivision) and confirming the assessment thereof.

The City Council of the City of Chula Vista approved and adopted the above resolution at its regular meeting held on August 5, 1975.

Please record said document and return it to us at your earliest convenience.

Jennie M. Fulasz, CMC
City Clerk

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Enclosure

Also enclosed is a self-addressed stamped envelope. Please send us a receipt noting title of document recorded.