

77-11113

RESOLUTION NO. 7984

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA ORDERING THE FORMATION OF CHULA VISTA  
OPEN SPACE DISTRICT NO. 6 (HILLTOP VISTA 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. 6 (Hilltop Vista Subdivision) under  
Resolution No. 7952 adopted November 18, 1975, having been duly  
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 having 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. 6,  
the boundaries of which are described in said Resolution of Intention  
No. 7952, is hereby ordered formed.
2. The maintenance described in said Resolution of Intention  
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 as  
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 23rd day of December,  
1984, by the following vote, to-wit:

YEAS: Councilmen Egdahl, Scott, Hobel, Hamilton, Hyde  
NAYS: Councilmen None  
ABSENT: Councilmen None

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that the same has not been amended or repealed.

\_\_\_\_\_

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

(SEAL)

1984

October 20, 1975  
File No. EY 050

Planning Commission

FROM: Emerson Hall, Director of Parks & Recreation  
W. J. Robens, Director of Public Works

SUBJECT: Establishment of Open Space District #6 in Hilltop  
Vista Subdivision

C. A. Pasquale, Vice President of Dale Building Company, the developer for Hilltop Vista Subdivision, submitted a petition on October 9, 1975 for the formation of an open space district in accordance with Chapter 17.08 of the Chula Vista Municipal Code. All of the contents of the petition, according to Section 17.08.110 of the City Code are acceptable.

The Director of the Parks & Recreation Department has studied the areas to be maintained in the district, which includes all of Lot B and Lot 94 through Lot 100 and Lot 125 through Lot 162 and as shown on the plat for Open Space District #6. The improvements to be maintained consist of the landscaping, plant material and irrigation system.

The anticipated annual maintenance cost is estimated at \$8,431.00. It is proposed that the cost of maintenance be assessed equally against each dwelling unit for a total of 162 units. The assessment cost for each dwelling unit is \$52.04 per annum.

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.

The cost of the maintenance of the open space district will be paid as a part of the property tax and will be delivered to the City. These monies will be deposited in the general fund for payment of maintenance costs incurred for the district.

The maintenance agreement should provide a review process to increase or decrease the cost of maintenance based on actual cost. The review should be accomplished when required, but not less than once every three years. The attached Exhibit "A" indicates the calculations which determine the unit assessment of \$52.04 per annum.

APM/t  
Attachment

**EXHIBIT "A"**

1345

EY-050

DATE: October 15, 1975  
TO: All Manese, Associate Civil Engineer  
FROM: Emerson Hall, Director of Parks and Recreation  
SUBJECT: Cost Estimate For Maintenance Of Open Space District #6

RECEIVED  
CITY OF CHULA VISTA  
PUBLIC WORKS DEPT.

OCT 16 PM 2:05

EH

Following is the annual and monthly cost breakdown for maintenance of Open Space District #6:

68,600 square feet of landscaped slope @ \$.1035 per square foot = \$7,100.10 total annual estimated landscape costs + \$1,330.84 (annual utility costs @ \$.0194 per square foot) total estimated annual costs = \$7,100.00 + \$1,330.84 = \$8,430.94 ÷ 162 units = \$52.04 per unit per year ÷ 12 = \$4.34 per unit per month.

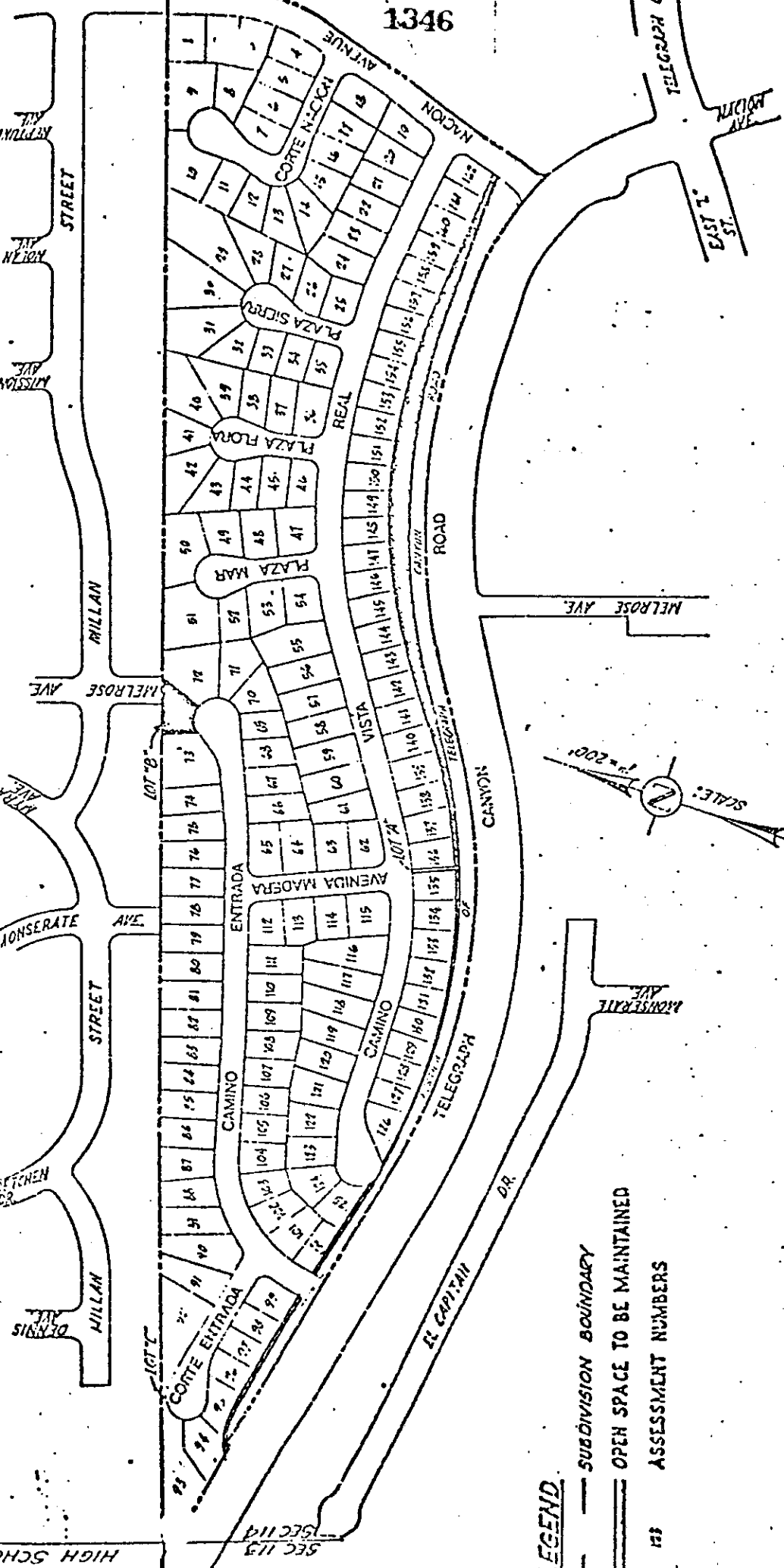
If you have any questions regarding this matter, please contact Charles Knefler of this office.

EH:CK:js

cc: Dennis Hackett, Chief Accountant

EXHIBIT "A"

PORTIONS OF QUARTER SECTION 95 AND QUARTER SECTION 114 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY.



1346

HILLTOP VISTA SUBDIVISION

EXHIBIT "A"

- LEGEND.**
- SUBDIVISION BOUNDARY
  - === OPEN SPACE TO BE MAINTAINED
  - 123 ASSESSMENT NUMBERS

HIGH SCHOOL

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA this 23rd day of December,  
1975, by the following vote, to-wit:

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

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

TEST /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, DO HEREBY CERTIFY that the above and foregoing is a full,  
true and correct copy of Resolution No. 7984 and  
that the same has not been amended or repealed.

DATED January 2, 1976

Jennie M Fulasz  
City Clerk



CITY OF CHULA VISTA  
COUNCIL AGENDA STATEMENT

ITEM NO. 13

FOR MEETING OF: 12/23/75

ITEM TITLE: Resolution #7984 :Ordering the Formation of Open Space District No. 6 of the City of Chula Vista

SUBMITTED BY: Director of Public Works/City Engineer



ITEM EXPLANATION:

The City Council, on December 16, 1975, held a public hearing to hear protests on the formation of Open Space District No. 6 of the City of Chula Vista.

The boundary of the district is the same as the subdivision boundary for Hilltop Vista Subdivision. The areas to be maintained by the district are all of Lot "B" and the open space maintenance easement across Lot 94 through Lot 100 and Lot 125 through Lot 162 of Hilltop Vista Subdivision.

The estimated annual maintenance cost is \$8,431. The assessments have been spread equally among the parcels lying within the district and the assessment for each parcel is \$52.04 annually.

Transparency is available for Council viewing.

EXHIBITS ATTACHED

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

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

STAFF RECOMMENDATION:

1. City Council approve resolution ordering formation of Open Space District No. 6 and approving spread of assessments.

BOARD/COMMISSION RECOMMENDATION:

Planning Commission recommended on November 10, 1975 that the City Council approve a resolution establishing Open Space District No. 6.

COUNCIL ACTION:

by the  
City Council  
of  
Chula Vista, California

Dated 12.23.75