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Local Government Solutions



City of Chula Vista
Proposed Assessment Increase
Open Space District No. 7
Zenith Units 2, 3 and 4

Engineer's Report
Fiscal Year 2007/08

June 5, 2007

Prepared by

N|B|S

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CITY OF CHULA VISTA
OPEN SPACE DISTRICT NO. 7
ZENITH UNITS 2, 3 AND 4

276 Fourth Avenue
Chula Vista, CA 91910
Phone - (619) 476-5376

CITY COUNCIL

Cheryl Cox, Mayor

Rudy Ramirez, Councilmember

John McCann, Councilmember

Jerry Rindone, Councilmember

Steve Castaneda, Councilmember

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1. ENGINEER'S LETTER

WHEREAS, on June 5, 2007, the City Council of the City of Chula Vista (the "City Council"), State of California, under the Landscape and Lighting Act of 1972 (the "1972 Act"), the City of Chula Vista Municipal Code, Chapter 17.07 (the "Municipal Code"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Municipal Code, Article XIIID and the Implementation Act may be referred to collectively as the "Assessment Law") adopted its Resolution of Intention to increase assessments above the existing approved maximum amount in Open Space District No. 7, Zenith Units 2, 3 and 4 (the "District"); and provide for the Levy and Collection of said increased assessments commencing Fiscal Year 2007/08.

WHEREAS, the Resolution directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the District for the referenced fiscal year, an assessment diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and also stating the reason for the increased assessment; identifying the parcels upon which an increased assessment is proposed for imposition and presenting the basis upon which the increased assessment is to be calculated.

NOW THEREFORE, the following increased assessment is made to the District of the estimated costs of maintenance, operation and servicing of improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Previous Fiscal Year 2007/08 Maximum Assessment	Proposed Fiscal Year 2007/08 Maximum Assessment
OSD No. 7 Costs		
Annual Total Costs	$13,502.32	$18,096.00
Balance to Assessment	**$13,502.32**	**$18,096.00**

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the increased assessments herein have been prepared and computed in accordance with the order of the City Council of the City of Chula Vista, California.

NBS

2. PLANS AND SPECIFICATIONS

2.1 Description of District Boundaries

Open Space District No. 7, Zenith Units 2, 3 and 4, includes the area bounded by the subdivision boundaries for the Zenith II, III and IV Subdivisions. The District currently consists of 104 parcels.

2.2 Description of Facilities and Services

The areas to be maintained are the slopes along East Palomar Street.

The assessments collected within the District will pay the 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. The District is comprised of 0.6 acres of ornamental plants.

The proposed maintenance consists in general of the following:

- Irrigation
- Fertilization
- Removal of weeds, trash and litter
- Pruning of trees and shrubs
- Replacement of dead or diseased trees and shrubs
- Repair of equipment and facilities

2.3 Reason for the Increased Assessment

Currently, due to Proposition 218, passed in 1996, assessments cannot be increased to pay for the increased costs of labor, materials, supplies, electricity rates, etc., because the maximum assessment previously authorized for the District has been levied. Without the ability to increase assessments it may be necessary for the District to reduce the level of maintenance it can provide, thus jeopardizing the quality and appearance of facilities. The District is requesting the ability to increase the current maximum assessment within the District.

Approval of the proposed increased assessments will:

- Provide for the repair, removal or replacement of all or any part of any improvement. Provide for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease to injury, the removal of trimmings, rubbish, debris, and other solid waste.

If the increased assessments are not approved, the following reduction in services may include, but are not limited to:

- Annual tree trimmings and brush management reduced
- Annual fertilization will be decreased
- Replacement of equipment and plants will not occur in a timely manner
- Sprinkler replacement will not occur in a timely manner
- Contractual services reduced, providing for an overall reduction in the amount of maintenance performed within the area.
- Increase in litter, trash and weeds

3. ESTIMATE OF COSTS

The estimated budget for annual maintenance of the facilities and proportionate share of the costs of administration of the District have been prepared based on cost information provided by the City of Chula Vista staff. The estimated budgetary unit costs for the maintenance of the improvements and the administration of the District are listed below.

The Fiscal Year 2007/08 maximum total assessment for Open Space District No. 7, Zenith Units 2, 3 and 4, is summarized in the following table:

Description	Previous Total Maximum Assessment
Utility Charges	$211.00
Trash Collection & Disposal Fees	0.00
Water Charges	4,550.00
Services to Maintain Structures, Grounds	540.00
City Staff Services	3,096.00
Contract Services	4,321.00
Landscape Supplies	234.00
Materials to Maintain Structures, Grounds	2,065.00
Professional Services	500.00
Supplementals	242.00
Transfer: Corporate Yard Debt Services	116.00
Operating Reserve Collection	(2,372.68)
Total 2007/08 Previous Maximum Assessment:	**$13,502.32**

The proposed increase to the maximum total assessment beginning Fiscal Year 2007/08 is as follows:

Description	Proposed Increase
Utility Charges	$0.00
Trash Collection & Disposal Fees	0.00
Water Charges	0.00
Services to Maintain Structures, Grounds	0.00
City Staff Services	0.00
Contract Services	0.00
Landscape Supplies	0.00
Materials to Maintain Structures, Grounds	0.00
Professional Services	0.00
Supplementals	0.00
Transfer: Corporate Yard Debt Services	0.00
Operating Reserve Collection	4,593.67
Total 2007/08 Proposed Increase:	**$4,593.67**

The proposed total maximum assessment for Fiscal Year 2007/08 with the increased landscaping maintenance costs is summarized as follows:

Description	Proposed Total Maximum Assessment
Utility Charges	$211.00
Trash Collection & Disposal Fees	0.00
Water Charges	4,550.00
Services to Maintain Structures, Grounds	540.00
City Staff Services	3,096.00
Contract Services	4,321.00
Landscape Supplies	234.00
Materials to Maintain Structures, Grounds	2,065.00
Professional Services	500.00
Supplementals	242.00
Transfer: Corporate Yard Debt Services	116.00
Operating Reserve Collection	2,221.00
Total 2007/08 Proposed Maximum Assessment:	**$18,096.00**

All of the costs are based on current estimates. The assessments are based on these costs and the difference between the estimated cost and the actual cost will be accounted for in the subsequent year.

4. ASSESSMENTS

The proposed increased maximum assessment will be apportioned to each parcel, in the City of Chula Vista Open Space District No. 7, Zenith Units 2, 3 and 4, as shown on the latest equalized roll at the County Assessor's office, as listed in Section 6 of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of San Diego and such records are, by reference, made part of this Report.

4.1 Method of Apportionment

Pursuant to the Assessment Law, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

To apportion the total estimated costs of the District during any fiscal year, each of the subdivided single-family lots or equivalent dwelling units (EDU) within the District is deemed to receive equal special benefit from the improvements. The annual assessment per EDU within the District is calculated by dividing the total annual assessment by the total number of existing EDU within the District to determine the annual assessment per EDU.

4.2 Maximum Assessment – Assessment Increase

The proposed increased maximum assessment spread to each EDU, for Fiscal Year 2007/08, based on the method of apportionment within OSD No. 7, Zenith Units 2, 3 and 4, is as follows:

The maximum annual assessment per EDU is outlined in the following table:

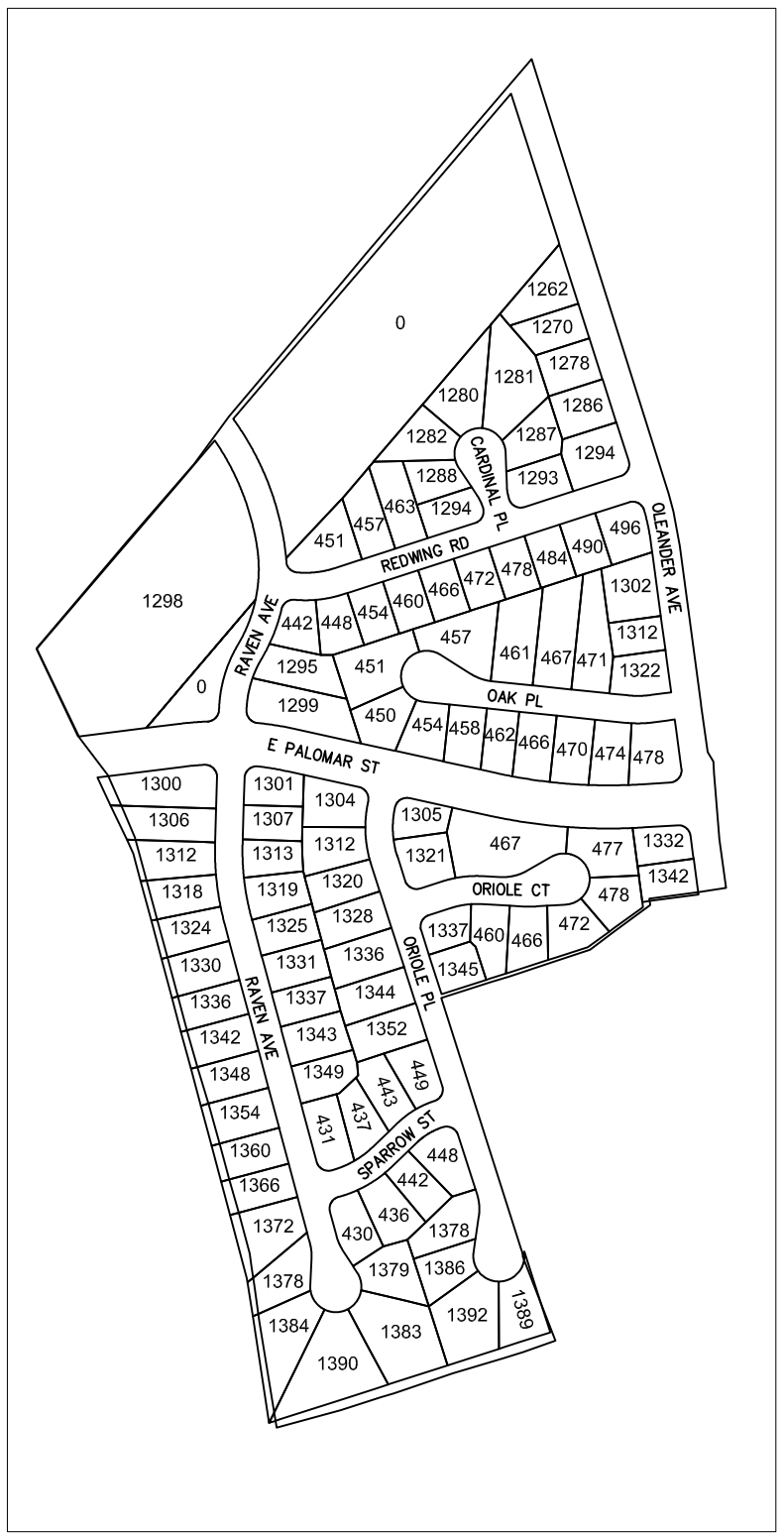
Description	Maximum Annual Assessment Per EDU
Previous Maximum Annual Assessment Per EDU for Fiscal Year 2007/08	$129.83
Proposed Annual Assessment Increase Per EDU for Fiscal Year 2007/08	$44.17
Proposed Maximum Annual Assessment Per EDU for Fiscal Year 2007/08	$174.00

Beginning Fiscal Year 2008/09, the maximum assessment shall be the prior year's assessment increased or decreased by an inflation factor which is the lesser of (1) the January to January San Diego Metropolitan Area All Urban Consumer Price Index (CPI) or (2) the change in estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published in January.

5. ASSESSMENT DIAGRAM

The following page shows a reduced copy of the Assessment Diagram. For a detailed description of the lines and dimensions of any lot or parcel, reference is hereby made to the County Assessor's maps, which shall govern for all details concerning the lines and dimension of such lots or parcels.

ASSESSMENT DIAGRAM
OPEN SPACE DISTRICT NO. 7, ZENITH UNITS 2, 3, AND 4
CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



STREET NO.	STREET NAME	APN
1280	CARDINAL PL	6206511000
1281	CARDINAL PL	6206511100
1282	CARDINAL PL	6206510900
1287	CARDINAL PL	6206511200
1288	CARDINAL PL	6206510800
1293	CARDINAL PL	6206511300
1294	CARDINAL PL	6206510700
450	OAK PL	6206600900
451	OAK PL	6206600800
454	OAK PL	6206601000
457	OAK PL	6206600700
458	OAK PL	6206601100
461	OAK PL	6206600600
462	OAK PL	6206601200
466	OAK PL	6206601300
467	OAK PL	6206600500
470	OAK PL	6206601400
471	OAK PL	6206600400
474	OAK PL	6206601500
478	OAK PL	6206601600
1262	OLEANDER AV	6206511800
1270	OLEANDER AV	6206511700
1278	OLEANDER AV	6206511600
1286	OLEANDER AV	6206511500
1294	OLEANDER AV	6206511400
1302	OLEANDER AV	6206600100
1312	OLEANDER AV	6206600200
1322	OLEANDER AV	6206600300
1332	OLEANDER AV	6206601700
1342	OLEANDER AV	6206601800
460	ORIOLE CT	6206602200
466	ORIOLE CT	6206602300
467	ORIOLE CT	6206602700
472	ORIOLE CT	6206602400
477	ORIOLE CT	6206602600
478	ORIOLE CT	6206602500
1304	ORIOLE PL	6206520100
1305	ORIOLE PL	6206602900
1312	ORIOLE PL	6206520200
1320	ORIOLE PL	6206520300
1321	ORIOLE PL	6206602800
1328	ORIOLE PL	6206520400
1336	ORIOLE PL	6206520500
1337	ORIOLE PL	6206602100
1344	ORIOLE PL	6206520600
1345	ORIOLE PL	6206602000
1352	ORIOLE PL	6206520700
1378	ORIOLE PL	6206524300
1386	ORIOLE PL	6206524400
1389	ORIOLE PL	6206524600
1392	ORIOLE PL	6206524500

STREET NO.	STREET NAME	APN
0	RAVEN AV	6206510200
1295	RAVEN AV	6206512900
1298	RAVEN AV	6206510100
1299	RAVEN AV	6206513000
1300	RAVEN AV	6206522100
1301	RAVEN AV	6206522000
1306	RAVEN AV	6206522200
1307	RAVEN AV	6206521900
1312	RAVEN AV	6206522300
1313	RAVEN AV	6206521800
1318	RAVEN AV	6206522400
1319	RAVEN AV	6206521700
1324	RAVEN AV	6206522500
1325	RAVEN AV	6206521600
1330	RAVEN AV	6206522600
1331	RAVEN AV	6206521500
1336	RAVEN AV	6206522700
1337	RAVEN AV	6206521400
1342	RAVEN AV	6206522800
1343	RAVEN AV	6206521300
1348	RAVEN AV	6206522900
1349	RAVEN AV	6206521200
1354	RAVEN AV	6206523000
1360	RAVEN AV	6206523100
1366	RAVEN AV	6206523200
1372	RAVEN AV	6206523300
1378	RAVEN AV	6206523400
1379	RAVEN AV	6206523800
1383	RAVEN AV	6206523700
1384	RAVEN AV	6206523500
1390	RAVEN AV	6206523600
442	REDWING RD	6206512800
448	REDWING RD	6206512700
451	REDWING RD	6206513200
454	REDWING RD	6206512600
457	REDWING RD	6206510500
460	REDWING RD	6206512500
463	REDWING RD	6206510600
466	REDWING RD	6206512400
472	REDWING RD	6206512300
478	REDWING RD	6206512200
484	REDWING RD	6206512100
490	REDWING RD	6206512000
496	REDWING RD	6206511900
0		6206513100
430	SPARROW ST	6206523900
431	SPARROW ST	6206525000
436	SPARROW ST	6206524000
437	SPARROW ST	6206524900
442	SPARROW ST	6206524100
443	SPARROW ST	6206524800
448	SPARROW ST	6206524200
449	SPARROW ST	6206524700

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHULA VISTA THIS DAY OF_____ , 2007.

_____
CITY CLERK
CITY OF CHULA VISTA
SAN DIEGO COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE EXTERIOR BOUNDARIES, BOUNDARIES OF ANY ZONES AND THE LINES AND DIMENSIONS OF EACH PARCEL OF THE OPEN SPACE DISTRICT, CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREOF, HELD ON THE_____DAY OF_____, 2007 BY ITS RESOLUTION NO. _____.

_____
CITY CLERK
CITY OF CHULA VISTA
SAN DIEGO COUNTY, CALIFORNIA

FILED THIS _____ DAY OF_____ , 2007 AT THE HOUR OF _____ O'CLOCK_____M, IN BOOK_____OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE_____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

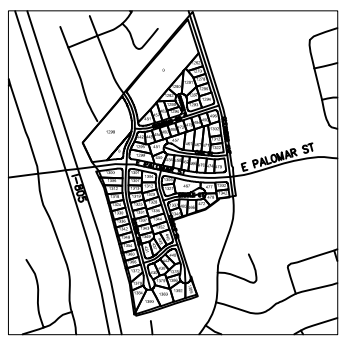
_____
COUNTY RECORDER
SAN DIEGO COUNTY, CALIFORNIA

NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSORS PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE COUNTY OF SAN DIEGO.

LEGEND:

9999 ADDRESS NUMBER

____ PARCEL LINES



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
WALTER SCOTT TULLOCH
No. 46888
EXPIRES 6/30/07
CIVIL
STATE OF CALIFORNIA

H:\SURVEY\ASSESSMENT 04-18-07

SCALE	Designed By:	Drawn By:	Checked By:		CITY OF CHULA VISTA GENERAL SERVICES	DRAWING NO.
HORIZONTAL 1" = 200' VERTICAL		J GOMEZ	A PARTOSAN	Approved: _____ CITY ENGINEER	SURVEY SERVICES	XXXX-01
	Diagram Prepared Under Supervision Of: _____ JOSE LUS GOMEZ P.E.,P.L.S.		Date: _____ P.L.S. No. 7349			CIP # XXX-XXXX

6. ASSESSMENT ROLL

The following pages provide a listing of each parcel's previous Fiscal Year 2007/08 maximum assessment and proposed Fiscal Year 2007/08 maximum assessment amount, within Open Space District No. 7, Zenith Units 2, 3 and 4.

City of Chula Vista
Open Space District No. 7
Zenith Units 2, 3 and 4
Fiscal Year 2007/08 Assessment Roll

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
620-651-01-00	1.00	$129.83	$174.00
620-651-02-00	1.00	129.83	174.00
620-651-05-00	1.00	129.83	174.00
620-651-06-00	1.00	129.83	174.00
620-651-07-00	1.00	129.83	174.00
620-651-08-00	1.00	129.83	174.00
620-651-09-00	1.00	129.83	174.00
620-651-10-00	1.00	129.83	174.00
620-651-11-00	1.00	129.83	174.00
620-651-12-00	1.00	129.83	174.00
620-651-13-00	1.00	129.83	174.00
620-651-14-00	1.00	129.83	174.00
620-651-15-00	1.00	129.83	174.00
620-651-16-00	1.00	129.83	174.00
620-651-17-00	1.00	129.83	174.00
620-651-18-00	1.00	129.83	174.00
620-651-19-00	1.00	129.83	174.00
620-651-20-00	1.00	129.83	174.00
620-651-21-00	1.00	129.83	174.00
620-651-22-00	1.00	129.83	174.00
620-651-23-00	1.00	129.83	174.00
620-651-24-00	1.00	129.83	174.00
620-651-25-00	1.00	129.83	174.00
620-651-26-00	1.00	129.83	174.00
620-651-27-00	1.00	129.83	174.00
620-651-28-00	1.00	129.83	174.00
620-651-29-00	1.00	129.83	174.00
620-651-30-00	1.00	129.83	174.00
620-651-31-00	1.00	129.83	174.00
620-651-32-00	1.00	129.83	174.00
620-652-01-00	1.00	129.83	174.00
620-652-02-00	1.00	129.83	174.00
620-652-03-00	1.00	129.83	174.00
620-652-04-00	1.00	129.83	174.00
620-652-05-00	1.00	129.83	174.00
620-652-06-00	1.00	129.83	174.00
620-652-07-00	1.00	129.83	174.00
620-652-12-00	1.00	129.83	174.00
620-652-13-00	1.00	129.83	174.00
620-652-14-00	1.00	129.83	174.00
620-652-15-00	1.00	129.83	174.00
620-652-16-00	1.00	129.83	174.00
620-652-17-00	1.00	129.83	174.00
620-652-18-00	1.00	129.83	174.00
620-652-19-00	1.00	129.83	174.00
620-652-20-00	1.00	129.83	174.00
620-652-21-00	1.00	129.83	174.00

City of Chula Vista
Open Space District No. 7
Zenith Units 2, 3 and 4
Fiscal Year 2007/08 Assessment Roll

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
620-652-22-00	1.00	129.83	174.00
620-652-23-00	1.00	129.83	174.00
620-652-24-00	1.00	129.83	174.00
620-652-25-00	1.00	129.83	174.00
620-652-26-00	1.00	129.83	174.00
620-652-27-00	1.00	129.83	174.00
620-652-28-00	1.00	129.83	174.00
620-652-29-00	1.00	129.83	174.00
620-652-30-00	1.00	129.83	174.00
620-652-31-00	1.00	129.83	174.00
620-652-32-00	1.00	129.83	174.00
620-652-33-00	1.00	129.83	174.00
620-652-34-00	1.00	129.83	174.00
620-652-35-00	1.00	129.83	174.00
620-652-36-00	1.00	129.83	174.00
620-652-37-00	1.00	129.83	174.00
620-652-38-00	1.00	129.83	174.00
620-652-39-00	1.00	129.83	174.00
620-652-40-00	1.00	129.83	174.00
620-652-41-00	1.00	129.83	174.00
620-652-42-00	1.00	129.83	174.00
620-652-43-00	1.00	129.83	174.00
620-652-44-00	1.00	129.83	174.00
620-652-45-00	1.00	129.83	174.00
620-652-46-00	1.00	129.83	174.00
620-652-47-00	1.00	129.83	174.00
620-652-48-00	1.00	129.83	174.00
620-652-49-00	1.00	129.83	174.00
620-652-50-00	1.00	129.83	174.00
620-660-01-00	1.00	129.83	174.00
620-660-02-00	1.00	129.83	174.00
620-660-03-00	1.00	129.83	174.00
620-660-04-00	1.00	129.83	174.00
620-660-05-00	1.00	129.83	174.00
620-660-06-00	1.00	129.83	174.00
620-660-07-00	1.00	129.83	174.00
620-660-08-00	1.00	129.83	174.00
620-660-09-00	1.00	129.83	174.00
620-660-10-00	1.00	129.83	174.00
620-660-11-00	1.00	129.83	174.00
620-660-12-00	1.00	129.83	174.00
620-660-13-00	1.00	129.83	174.00
620-660-14-00	1.00	129.83	174.00
620-660-15-00	1.00	129.83	174.00
620-660-16-00	1.00	129.83	174.00
620-660-17-00	1.00	129.83	174.00
620-660-18-00	1.00	129.83	174.00

City of Chula Vista
Open Space District No. 7
Zenith Units 2, 3 and 4
Fiscal Year 2007/08 Assessment Roll

Assessor's Parcel Number	EDU	Previous 2007/08 Maximum Assessment per EDU	Proposed 2007/08 Maximum Assessment per EDU
620-660-20-00	1.00	129.83	174.00
620-660-21-00	1.00	129.83	174.00
620-660-22-00	1.00	129.83	174.00
620-660-23-00	1.00	129.83	174.00
620-660-24-00	1.00	129.83	174.00
620-660-25-00	1.00	129.83	174.00
620-660-26-00	1.00	129.83	174.00
620-660-27-00	1.00	129.83	174.00
620-660-28-00	1.00	129.83	174.00
620-660-29-00	1.00	129.83	174.00
Total	**104.00**	**$13,502.32**	**$18,096.00**