RESOLUTION NO. 8633

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING REPORT DECLARING THE CITY'S INTENTION TO ESTABLISH CHULA VISTA OPEN SPACE DISTRICT NO. 8, AND SETTING THE TIME AND PLACE FOR HEARING THEREON

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

WHEREAS, Mr. Robert E. Casey, President of Robinhood Homes, ... the developer of Rancho Robinhood, Unit No. 3 Subdivision, sub-...d a petition for the formation of an open space district in ...dance with Chapter 17.08 of the Chula Vista Municipal Code, and

WHEREAS, a preliminary report was submitted by the Director ...rks & Recreation and Director of Public Works to the City Clerk ...y 3, 1977, and

WHEREAS, the Planning Commission, at its meeting of May 11, ... considered the establishment of Open Space District No. 8 in ... Robinhood, Unit No. 3 Subdivision and recommended the approval ... City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of ...ity of Chula Vista does hereby accept the report for the forma-... of Open Space District No. 8 and proposes and intends to establish ...en space maintenance district to pay costs of maintaining natural ... space, green belt and slopes along major and collector roads, ...ding the maintenance of all trees, shrubs, plants, etc., planted ...aced within said open space area, as designated in Exhibit "A" ...ched hereto and incorporated herein by reference as if set forth ...ll, in accordance with the provisions of Ordinance No. 1400 ...blishing procedures for the acquisition, development and main-...ce of open space, known as the Chula Vista Open Space District ...dural Ordinance of 1972.

Section 1

DESCRIPTION OF MAINTENANCE

The proposed maintenance consists in general of the ...wing:

(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 ... attached hereto and incorporated herein by reference as if set ...h 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 $26,070.00.

No assessment will be levied pursuant to 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. 8 will be $237 per unit per annum for the maintenance of slopes and natural open space within the subdivision boundary for Rancho Vista Neighborhood, Unit No. 3 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, June 14, 1977, at 8:00 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 such 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

W. J. Robens

W. J. Robens, Director of Public Works

Approved as to form by

George D. Lindberg

George D. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ISTA, CALIFORNIA this 24th day of May, , by the following vote, to-wit:

Councilmen Scott, Hobel, Cox, Hyde

Councilmen None

Councilmen Egdahl

Will T. Hyde
Mayor of the City of Chula Vista

Jane A. Diedrichs
Deputy City Clerk

E OF CALIFORNIA)
Y OF SAN DIEGO) ss.
OF CHULA VISTA)

JANE A. DIEDRICHS, DEPUTY
I, [illegible] CITY CLERK of the City of Chula Vista, fornia, DO HEREBY CERTIFY that the above and foregoing is a full, and correct copy of _____ *and the same has not been amended or repealed.*

_____

_____
Deputy City Clerk

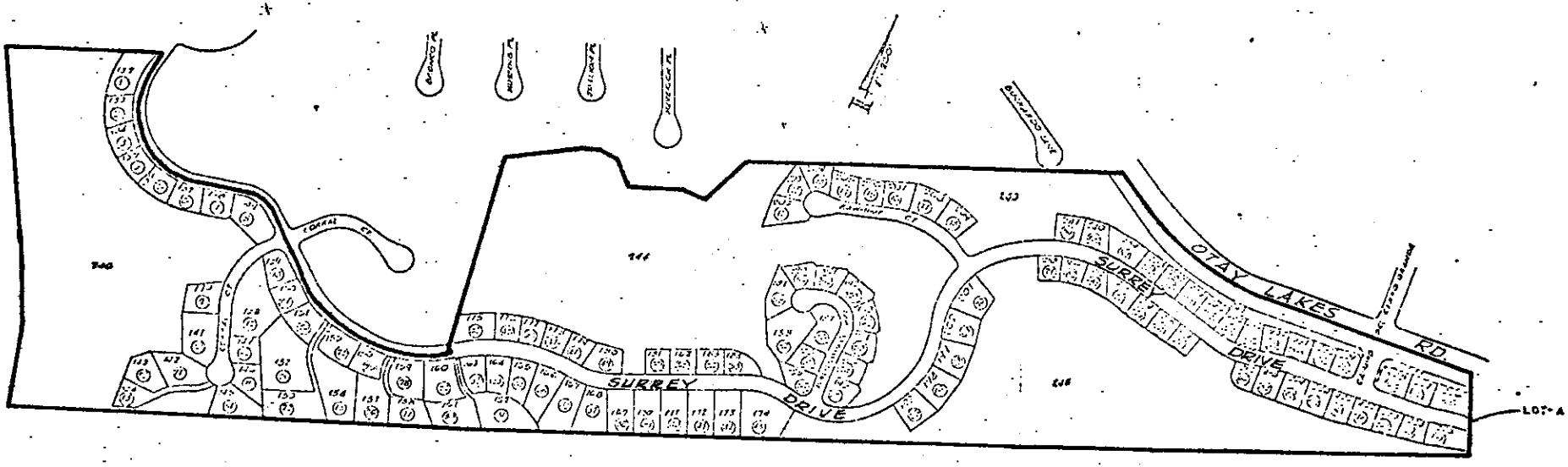
(SEAL)

EXHIBIT "A"

OPEN SPACE DISTRICT NO. 8

OF THE CITY OF CHULA VISTA

BEING A SUBDIVISION OF A PORTION OF QUARTER SECTIONS 46, 59 AND 72 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO STATE OF CALIFORNIA.



LEGEND

- DISTRICT BOUNDARY
- OPEN SPACE TO BE MAINTAINED
- (23) ASSESSMENT NUMBERS
- 141 LOT NUMBERS

LOT 242 -	0.254 Ac
LOT 243 -	4.442 Ac
LOT 244 -	20.040 Ac
LOT 245 -	14.505 Ac
LOT 246 -	12.[illegible]3 Ac
Total -	52.703 Ac

CITY OF CHULA VISTA
COUNCIL AGENDA STATEMENT

ITEM NO. 8

FOR MEETING OF: 5/24/77

TITLE: Resolution 8633 Accepting Report Declaring City's Intention for the Formation of Open Space District No. 8, Setting Public Hearing

SUBMITTED BY: Director of Public Works/City Engineer WDP

EXPLANATION:

On April 20, 1977, Mr. Robert E. Casey, President of Robinhood Homes, Inc., the developer of Rancho Robinhood, Unit No. 3 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 May 3, 1977. The Planning Commission, at its meeting of May 11, 1977 considered the establishment of Open Space District No. 8 in Rancho Robinhood, Unit No. 3 Subdivision and recommended the approval by the City Council.

The formation of Open Space District No. 8 was a condition of approval of the tentative map for Rancho Robinhood, Unit No. 3 Subdivision. The exterior boundary of the proposed district is the same as the boundary of the subdivision.

Following acceptance of the report for the formation of Open Space District No. 8, it is appropriate for the City Council to approve the Resolution of Intention for the formation of Open Space District No. 8 and set June 14, 1977 as the date for a public hearing to hear protests and objections.

A transparency is available for Council viewing.

EXHIBITS ATTACHED

Agreement _____ Resolution X Ordinance _____ Plat X Other X Report

Environmental Document: Attached _____ Submitted on _____

STAFF RECOMMENDATION:

1. City Council accept report and adopt resolution.
2. City Council set June 14, 1977 at 7:00 p.m. in the City Council Chambers as the time and place for a public hearing to hear protests and objections to the formation of Open Space District No. 8.

BOARD/COMMISSION RECOMMENDATION:

Planning Commission recommended on May 11, 1977 that the City Council approve a resolution establishing Open Space District No. 8.

APPROVED
by the
City Council
of
Chula Vista, California
Dated 5-24-77

COUNCIL ACTION:

Form A-113 (Rev. 5-75)

EXHIBIT

May 12, 1977

To: The Honorable Mayor and City Council

Via: Director of Public Works

From: Director of Planning

Subject: Formation of Open Space District No. 8 in Rancho Robinhood III subdivision

On May 11, 1977 the City Planning Commission, by a 6-0 vote, adopted a motion recommending that the City Council establish Open Space District No. 8 encompassing Rancho Robinhood III subdivision, as shown on the attached plat.

D. J. Peterson
Director of Planning

DJP:hm

Attachment

EXHIBIT

May 3, 1977
File EY 067

Planning Commission

Emerson Hall, Director of Parks and Recreation EH
Bill Robens, Director of Public Works WR

ject: ESTABLISHMENT OF OPEN SPACE DISTRICT NO. 8 IN RANCHO ROBINHOOD UNIT #3 SUBDIVISION

Robert E. Casey, President of Robinhood Homes, Inc., the developer Rancho Robinhood, Unit #3 Subdivision, submitted a petition on 20, 1977 for the formation of an open space district in accordance Chapter 17.08 of the Chula Vista Municipal Code. All of the con- s of the petition, according to Section 17.08.110 of the City Code acceptable.

Director of the Parks and Recreation Department has studied the s to be maintained in the district, which includes lots 242, 243, 244, and 246 of Rancho Robinhood, Unit #3 and as shown on the plat for Space District #8. The improvements to be maintained consist of landscaping, plant material and irrigation system.

anticipated annual maintenance cost is estimated at $26,070.00. It proposed that the cost of maintenance be assessed equally against each lling unit for a total of 110 units. The assessment cost for each lling unit is $237.00 per annum.

dscaping and irrigation system shall be maintained and guaranteed by subdivider for a period of one year after acceptance by the City Land- pe Architect.

cost of the maintenance of the open space district will be paid as a of the property tax and will be delivered to the City. These monies l be deposited in a special fund for payment of maintenance costs urred for the district.

ngineering staff has established procedures to review the cost of taining open space districts. The procedures provide for a review aintenance costs annually so that staff can initiate Council action ecrease or increase the assessments to cover actual maintenance costs. ttached Exhibit I lists the estimated costs for maintaining Open e District No. 8 for the first year. Based upon these costs, each e 110 lots within Rancho Robinhood Unit No. 3 Subdivision will pay ssessment of $237 per year.

et
chment

EXHIBIT "I"

1977 APR 28 PM 3:23

DATE: April 27, 1977

TO: William Robens, Director of Public Works

VIA: Al Manese, Associate Civil Engineer

FROM: Emerson Hall, Director of Parks and Recreation EH

SUBJECT: Cost Estimate For Open Space Maintenance District #8/ Rancho Robinhood III

Based on current average costs for contract maintenance of open space districts, including inflationary factors, the estimate for subject district is as follows:

NATURAL OPEN SPACE (44.4 Acres)*

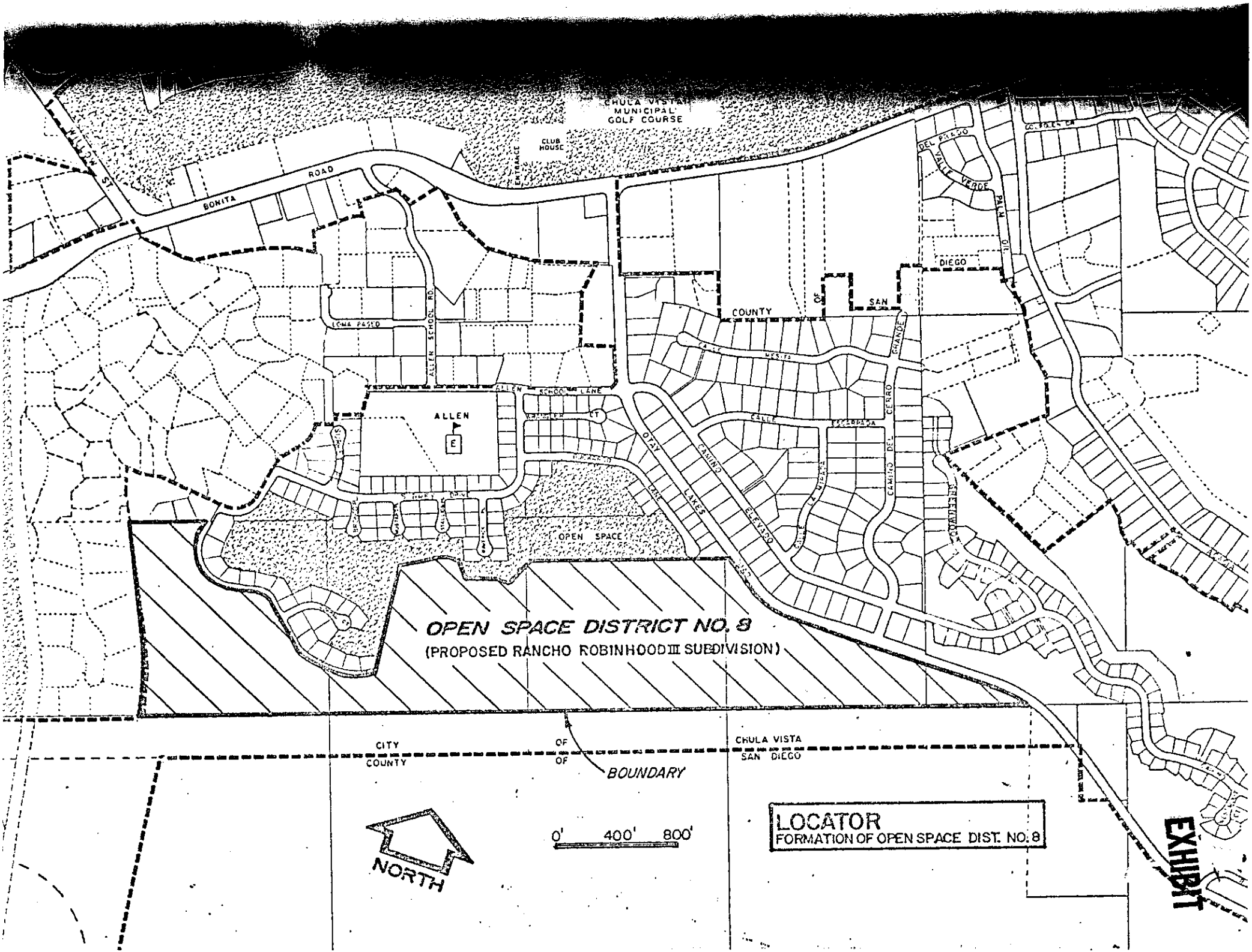
44.4 Acres at $75.00 per Acre per Year	=	$3,330.00
Subtotal		$3,330.00

SLOPE MAINTENANCE (8.3 Acres)

Utilities	$ 700 per acre per year x 8.3 acres	=	$ 5,810
Contractural Maintenance	1,800 per acre per year x 8.3 acres	=	14,940
Plant Material Replacement	100 per acre per year x 8.3 acres	=	830
Irrigation System Parts Replacement	140 per acre per year x 8.3 acres	=	1,160
	Subtotal		$22,740
	Grand Total		$26,070

* Includes existing natural open space and graded areas to be returned to natural areas within the 2 year developers maintenance requirement.

EH:CK:bm


CHULA VISTA MUNICIPAL GOLF COURSE
CLUB HOUSE
ENTRANCE
BONITA ROAD
DEL VALLE VERDE
DIEGO
SAN
COUNTY
OF
LOMA PASO
ALLEN SCHOOL RD.
ALLEN SCHOOL LANE
ALLEN
E
CAMINO MESITA
CAMINO GRANDE
CERRO
CAMINO DEL
OTAY LAKES
OPEN SPACE
OPEN SPACE DISTRICT NO. 8
(PROPOSED RANCHO ROBINHOOD III SUBDIVISION)
CITY OF CHULA VISTA
COUNTY OF SAN DIEGO
BOUNDARY
NORTH
0' 400' 800'
LOCATOR
FORMATION OF OPEN SPACE DIST. NO. 8
EXHIBIT