

ORDINANCE NO. 3

ORDINANCE OF THE TENAJA COMMUNITY SERVICES DISTRICT ESTABLISHING ZONES FOR ENGINEERING SERVICES.

THE BOARD OF DIRECTORS OF THE TENAJA COMMUNITY SERVICES DISTRICT HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals.

a. Section 61770 of the Government Code provides that zones may be established within a District for:

"Fixing and collecting special rates or charges for the construction or acquisition of improvements and for the furnishing of services within a zone, which improvements and services the District is authorized to provide, and applying the receipts of the special rates or charges to the expense of providing the service where in the judgment of the Board, this service is not a district-wide benefit."

b. Certain streets within the Tenaja Community Services District, delineated in Exhibit A, attached hereto and by this reference made a part hereof, benefit only those residents or property owners served by such streets.

c. July 2, 1987, the Board of Directors adopted a resolution of intention to establish four zones as delineated in Exhibit A, and had and held a public hearing thereon on August 6, 1987, and December 3, 1987.

d. No majority protest was received or heard at the aforesaid public hearings.

e. Some of the owners/residents within zone 1, however, asked that their property not be included in said zone.

Section 2. Establishment of Zones.

Zones 1, 2, 3, and 4, are hereby established, the boundaries of which are described and/or depicted on Exhibit A, attached hereto and by this reference made a part hereof.

Section 3. Exclusion of Territory.

The Board of Directors finds that Parcels 12, 13, 14, 15 and 16 of Parcel Map 6600 within Zone 1, either do not benefit from the creation of this zone, or its owners have asked to be excluded therefrom. Such lots are, accordingly, excluded from Zone 1 provided that such property neither have nor take access by, on or through Calle Collado without the prior written consent

277105

of the Board of Directors of the Tenaja Community Services District, and payment to the District of the proportionate share of the design and improvement costs for Calle Collado computed as follows:

A penalty payment equal to the total of all assessments and charges levied by the District in the twenty-four (24) months immediately prior, based on a pro rata acreage basis, and full participation on a pro rata acreage basis thereafter

Section 4. Estimated Cost of Engineering Services.

The estimated cost of providing engineering services to determine the cost of improving the streets within Zones 1 through 4 is \$132,000.00.

Section 5. Covenants and Restrictions.

Terms and conditions of this Ordinance, particularly as they relate to the denial of access to Calle Collado shall constitute conditions, covenants and restrictions which shall inure to the benefit and run with the land.

Section 6. Effective Date.

This Ordinance shall be effective thirty (30) days after its adoption.

Passed, approved and adopted this 4th day of February, 1988, by the following vote, to wit:

AYES:	Directors	5
NOES:	Directors	0
ABSENT:	Directors	0

*Paul Hoboy*  
 \_\_\_\_\_  
 Paul Hoboy, President  
 Tenaja Community Services District

ATTEST:

*Edward F. Carpenter*  
 \_\_\_\_\_  
~~James S. Mocalis, Secretary~~  
 General Manager.

CERTIFICATION

State of California )  
                                      ) ss.  
County of Riverside )

I, James S. Mocalis, Secretary of the Board of Directors of the Tenaja Community Services District, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 3, adopted by the Board of Directors of the Tenaja Community Services District at a regular meeting thereof held on the 4th day of February, 1988.

*James S. Mocalis*  
James S. Mocalis, Secretary



Recording Requested By: *Mark [unclear]*

277105

**TENAJA** CSD  
28636 Front St., Suite 106  
Temecula, California 92390

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.

AUG 16 1989  
Recorded in Official Records  
of Riverside County, California  
*William S. Bondy*  
Recorder  
Fees \$ \_\_\_\_\_

AGENDA ITEM

DATE: January 7, 1988  
TO: Honorable Board of Directors  
FROM: James S. Mocalis, General Manager  
SUBJECT: Ordinance Establishing Zones for Engineering Services

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SITUATION

The District has previously held public hearings to establish four zones for engineering services as defined in Exhibit A. No majority protest was received or heard at the public hearings, but some property owners in Zone 1 asked to be excluded from the Zone. Ordinance No. 3 establishes the zones, and excludes certain properties in Zone 1 subject to conditions restricting access from Calle Collado. The Ordinance also provides conditions allowing those excluded properties to regain access rights.

FINANCIAL CONSIDERATIONS

The engineering costs for the four zones total approximately \$132,000.00.

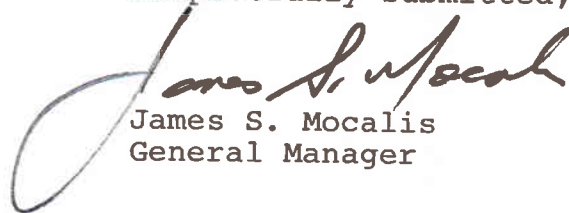
ALTERNATE ACTIONS

1. Introduce Ordinance No. 3 on first reading by title only.
2. Take no action at this time.

RECOMMENDATION

By motion, introduce Ordinance No. 3 on first reading by title only.

Respectfully submitted,

  
James S. Mocalis  
General Manager

JSM/yo

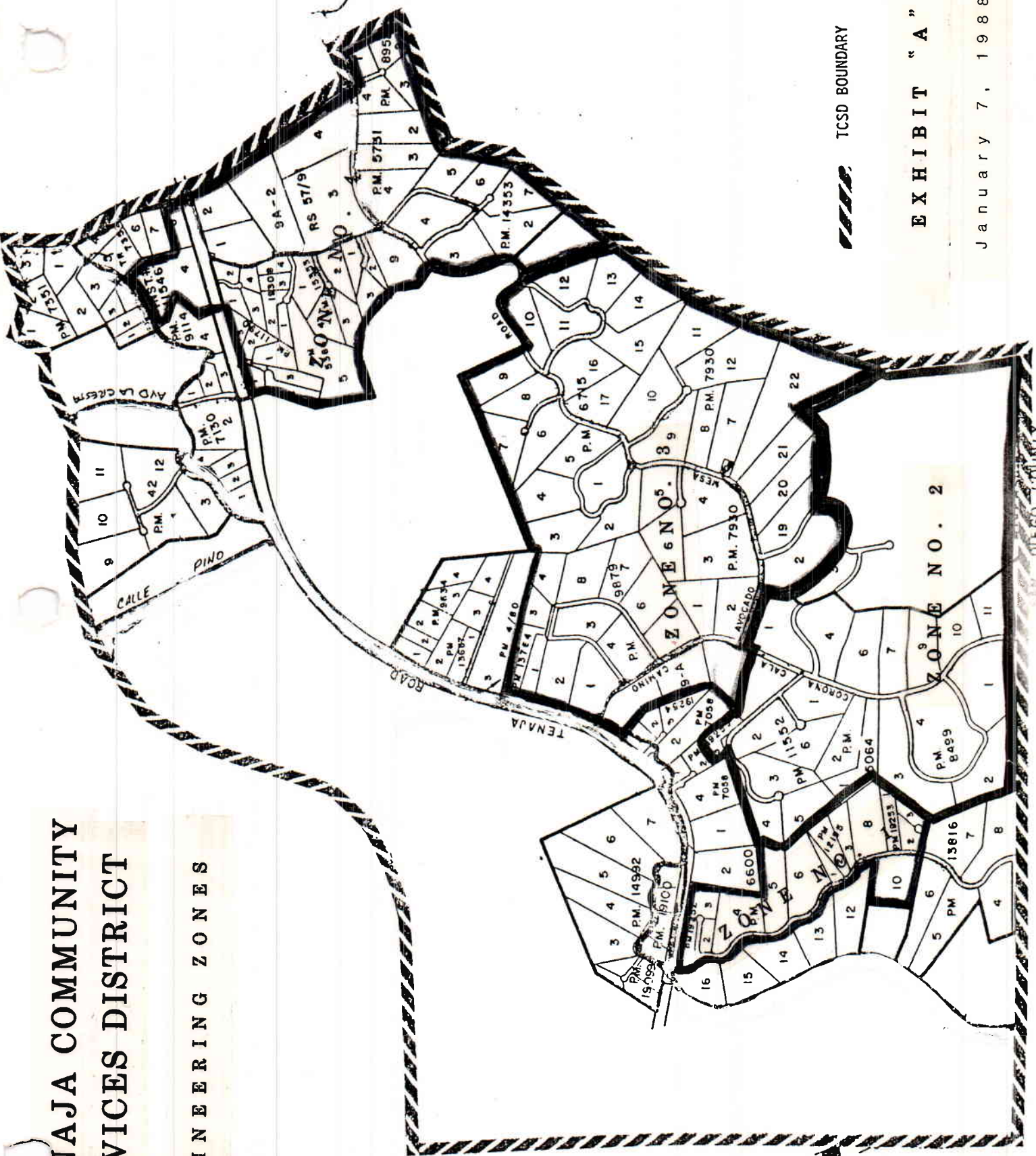
ITEM C-1



# TENAJA COMMUNITY SERVICES DISTRICT

## ENGINEERING ZONES

*LOS GRANOS  
RD*



TCSD BOUNDARY

EXHIBIT "A"

January 7, 1988

SAN DIEGO COUNTY

# TENAJA CSD

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August 10, 1989

County Recorders Office  
P. O. Box 751  
Riverside, CA 92502

Re: Ordinance No. 3 of the  
Tenaja Community Services District

This ordinance should be made part of the recorded documents  
affecting Parcels 12, 13, 14, 15 and 16 of Parcel Map 6600.

When recorded, please return to this office.

Sincerely,

Marianne McKay  
Secretary

/mm  
Enclosure