

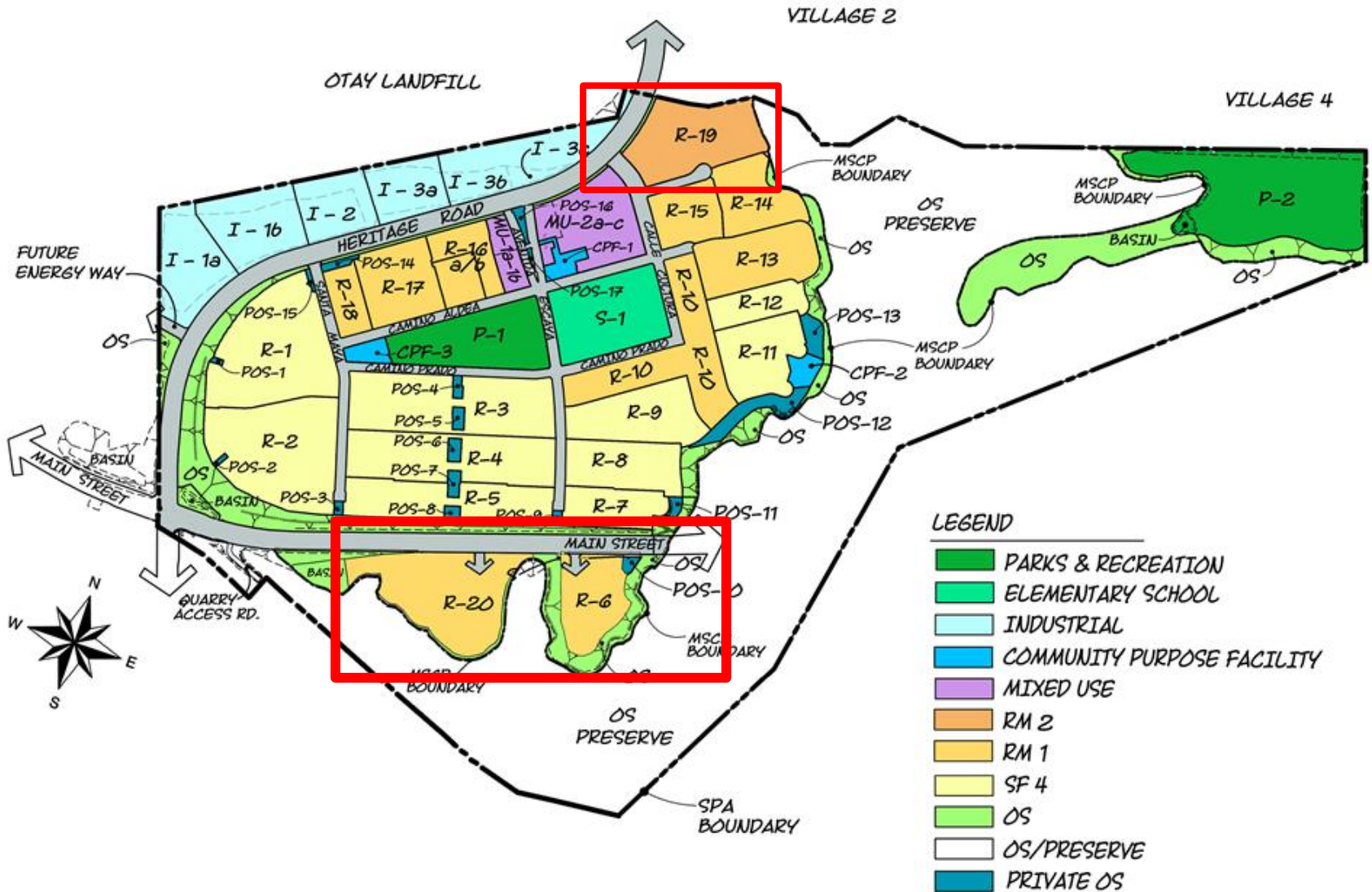


**CMFA CFD 2022-12**  
**Otay Ranch Village 3, Phase II**

**City Council Meeting**  
**Item 7.1**  
**August 23, 2022**



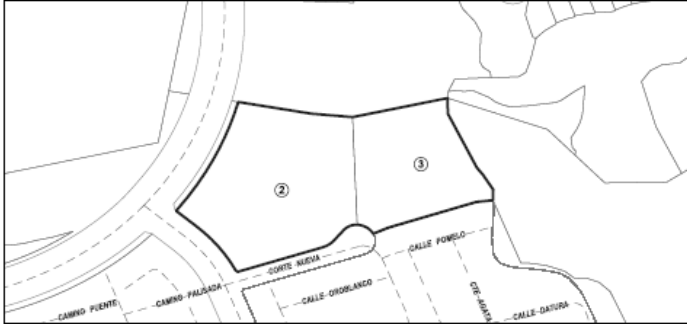
# SURROUNDING USES



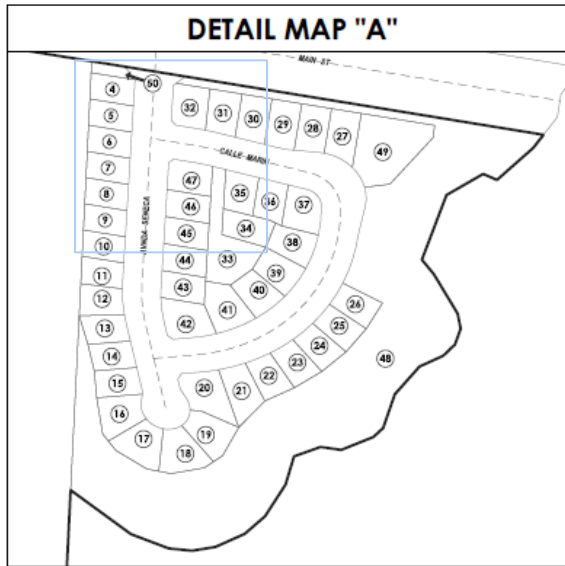
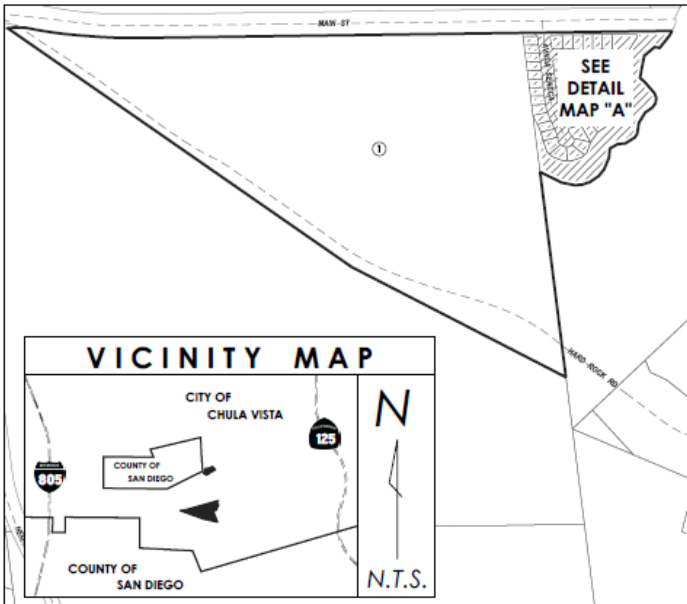
# Properties Included in CFD

# PROPOSED BOUNDARY OF CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2022-12 (CITY OF CHULA VISTA - OTAY RANCH VILLAGE 3, PHASE 2)

CITY OF CHULA VISTA  
SAN DIEGO COUNTY  
STATE OF CALIFORNIA



MAP REF. NO.	ASSESSOR'S PARCEL NO.	MAP REF. NO.	ASSESSOR'S PARCEL NO.	MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	444-062-13-00	20	444-062-17-00	39	444-062-36-00
2	444-061-10-00	21	444-062-18-00	40	444-062-37-00
3	444-061-11-00	22	444-062-19-00	41	444-062-38-00
4	444-062-01-00	23	444-062-20-00	42	444-062-39-00
5	444-062-02-00	24	444-062-21-00	43	444-062-40-00
6	444-062-03-00	25	444-062-22-00	44	444-062-41-00
7	444-062-04-00	26	444-062-23-00	45	444-062-42-00
8	444-062-05-00	27	444-062-24-00	46	444-062-43-00
9	444-062-06-00	28	444-062-25-00	47	444-062-44-00
10	444-062-07-00	29	444-062-26-00	48	444-062-45-00
11	444-062-08-00	30	444-062-27-00	49	444-062-46-00
12	444-062-09-00	31	444-062-28-00	50	444-062-47-00
13	444-062-10-00	32	444-062-29-00		
14	444-062-11-00	33	444-062-30-00		
15	444-062-12-00	34	444-062-31-00		
16	444-062-13-00	35	444-062-32-00		
17	444-062-14-00	36	444-062-33-00		
18	444-062-15-00	37	444-062-34-00		
19	444-062-16-00	38	444-062-35-00		



**CLERK'S MAP FILING STATEMENT**

FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF DIRECTORS OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
SECRETARY OF THE BOARD  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY

**CLERK'S MAP CERTIFICATE**

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARY AREA OF CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2022-12 (CITY OF CHULA VISTA - OTAY RANCH VILLAGE 3, PHASE 2) CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY ITS RESOLUTION NO. \_\_\_\_\_.

\_\_\_\_\_  
SECRETARY OF THE BOARD  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_\_ AND AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

FEE: \$ \_\_\_\_\_

COUNTY RECORDER  
ERNEST J. DRONENBURG JR.  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OF PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN DIEGO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SAN DIEGO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL THE DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.

**LEGEND**

- PROPOSED BOUNDARY
- MAP NUMBER REFERENCE



334 Via Vera Cruz  
Suite 256  
San Marcos, California 92078  
Phone (760) 510-0290 Fax (760) 510-0288

DATE PREPARED: JUNE 2022



# CFD 2022-12 Boundary Map

- HomeFed requests to form CFD via CMFA BOLD Program to finance public facilities and development impact fees
- Consistent with City's CFD Goals and Policies with certain exceptions
- CMFA oversees CFD district formation and administration, special tax formula, bond sale
- City retains approval of developer reimbursements and right to review of all CFD documentation



## CMFA CFD Process

- Conduct noticed public hearing to allow bonds to be issued by CMFA
- Authorize the formation of Village 3, Phase II CFD through CMFA BOLD program and approve JCFA
- Approve form of Acquisition Financing Agreement



# **RECOMMENDATION**

**Approve resolutions:**

- A. Authorizing formation of CMFA CFD 2022-12, Otay Ranch Village 3, Phase II, through BOLD program; approving Joint Community Facilities Agreement (JCFA)**
  
- B. Approving form of Acquisition Financing Agreement**